OUR NEW DESIGNS OF

MODERN HOMES.

A COLLECTION OF PRACTICAL
DESIGNS OF . . .

HOUSES AND COTTAGES,

DESIGNED, ARRANGED AND PUBLISHED BY

E. J. SCHELLENTRAGER,

Architect and Superintendent,

678-679 THE ARCADE, CLEVELAND, OHIO.

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Our Complete and Economical Architectural Service.

A FEW years ago it was nearly impossible to find competent architects who would design and prepare the working drawings and specifications of a $1,000 cottage, and their charge was not less than $100; for a $5,000 house not less than $250, and for houses of various costs not less than the pro rata charges thus indicated. These charges had the effect of a "prohibitary tariff" and the development of domestic architecture was much retarded; architects were seldom employed for houses of low and moderate costs and, as is well known, such houses were void of beauty and convenience. This company was formed to carry out the ideas of the building public, for any and all kinds of work embodying the useful with ornamental and advertise that complete drawings, specifications, etc., for anything from a $1,000 cottage (or even less) including consultations and advice, prepared by thoroughly competent architects would be furnished at a price within the reach of all. Progressive people have approved of our methods and an extensive patronage has followed, and now at the end of five years, more have taken this prompt way than would seem creditable to many. The service has greatly improved, but the charges have not increased. For buildings of the lowest cost up to twenty-five thousand dollars, and in fact up to any price our service is unquestionably the best, as well as the least expensive. Thousands gratefully testify in most positive terms to its merits after employing it.

FALSE ECONOMY.

The party to a lawsuit who acts his own lawyer, despite his want of legal training, is very unwise. Although his quarrel be just, his defeat is probable; easily accomplished, it may be, with mere tricks of technical skill performed by the trained lawyer whom he opposes. The same may be said of the physician, etc. Equally unwise is the owner who determines to build without the important advantages of an architects advice and aid. Without this advantage, the enevitable defeat awaits him of building a poor house at a cost that would have built a good one. Even if the owner wants no change of floor plans or exteriors from some other building or our designs, our knowledge of the best materials and various belongings of a house, which are continually changing, often better articles at a less price, coming into use, which enables us to revise or write specifications for the proposed structure that will unquestionably improve its appearance and convenience, and reduce the cost as well. We prepare careful drawings of all floor plans, elevations and details, and write full specifications of the kind and quality of all materials to be used, also describing how the work shall be done. With everything so full and plain, there is an improved chance of getting a low bid and avoiding also extras, and giving every man that figures an equal chance. We advise and assist in making the contract, and at the start, during the progress, or at the end of the work, can be called upon for advice or inspection of work at any distance, and have saved many owners considerable money and insured them a better building after such trips. Not of the least importance is that the architect acts as an arbitrator in matters of disagreement between the owner and contractor.

PROCRASTINATION.

Many delay until the last moment the placing of their orders for architectural work, which is wrong, as it does not give the client or architect the proper time to study and develop the plans before completion. Many are also deterred from building by the warning often heard, "Estimates are unreliable." This is certainly true concerning many estimates, such as those given by incompetent or unprincipled men, but it is just as certainly not true of estimates made by reputable architects. The danger of deception as to cost is avoided by employing architects of well known ability and reputation. Figures we give with our designs are actual contract figures taken from buildings erected or about to be erected.

Needless delays are caused often by the owner's unsuccessful, because unassisted, search for a satisfactory plan, or to the impossible tasks he has given himself, or determining without expert advice, upon the merits of various systems of plumbing, heating, lighting, draining, etc.

The wife, daughter, mother or affianced, who will be mistress of the new house, is hard to please with building designs, as her sisters have been before her; a critical requirement that has stimulated the most effective study and invention for the improvement of domestic architecture. Her ideal is pretty clearly pictured in her mind, but she is always "touching it up." Should she chance upon her latest ideal, she would straightway "touch it up" and be off again. She is progressive. It will help her (as well as progressive people) to know this; she will never find a design that will quite fully satisfy her, very often wishing more than their means allow. Until all things are perfect, the most prolonged effort and the art of the most skillful designers can only make a near approach to perfect approbation; with that limitation, sooner or later, a design must be accepted if the proposed house is ever to become a more substantial structure than an ever-changing creation of the fancy.

Consult the architect at once and see how quickly the deterring fear and the delaying causes will take wings. He is glad to help the owner from the very start, and his fee is not increased thereby, at least in this office. Concerning all undecided matters, we can give the owner at once the full information necessary for decision, which he had vainly attempted to acquire.

OUR SERVICE FOR CLIENTS AT ANY DISTANCE.

The adaptability of our plans and service to the most distant places need not be doubted by anyone taking the trouble to inquire of those who have employed us. In addition to regular drawings and specifications (all full and plain) made in duplicate, one set for contractors, and the other for your own use, so as to allow you to follow the work along, we send supplement, drawings and instructions which, with the owner's priv-

ilege of consulting us at any moment (by telegraph if neccessary), fully answer for local superintendence. We equip the owner, wholly inexperienced though he be, with the knowledge that makes him a good superintendent.

We look up the best articles to specify, and establish the cost of building on such articles, so it is well to remember, do not let the contractor substitute something that is better or just as good, or equally so. If they are honest let them use what is specified, and in that way all have an equal chance in figuring.

It is a mistake to believe that an intelligent client cannot fully understand and carry forward the building of a house of low or moderate cost when aided by the drawings or written instructions (supplemented by further advice as needed) of competent architects, who keep steadily in view the fact that instructions are given an inexperienced man. The fact is the best houses are built by such owners, for they will not pass anything that appears imperfect. If they are uncertain they ask the architect, who takes the utmost pains to aid them. In the public buildings of his town, and in other places, this client may view different woods finish, joinery, etc., that will enable him to rightly judge of the materials and work that the contractor is giving him. There are many practical ways suggested to make him a most capable inspector.

A FACT.

We can certainly serve our clients better and at less expense than they can get elsewhere, as we have the drawings, specifications, etc., of more than one thousand building designs on file. We are familiar with the various plans and features that these designs represent using them every day. Their reproduction economizes study, time and labor ; the great saving thus effected is given to our patrons by our low charges It is not expected that these designs will please all, but they give you ideas and suggestions and help mature your plans. Any changes can be made, enlarging, adding new features, combining different interiors with the exteriors, etc., so as to please.

It must be evident to the owner, that building one of these designs has many advantages ; he can get all the drawings, specifications, etc., promptly, and at small expense; previous contracts have confirmed our estimates ; slight changes can be made without delay or affecting cost ; important changes can be made promptly and the effect upon cost easily kept account of.

TO INTENDING PATRONS. BEST WAY TO PROCEED.

From the design book or books in hand, select a design and order the working plans, details, specifications, etc., from the architects, enclosing one-half of price of drawings and balance to be paid C. O. D., or send the whole price, and we will send, express charges free. The relation of client is thus established which, as with a lawyer, commands immediate advice and counsel, and subsequent watchfulness and care to the end of the case. More favorable than with lawyers, the architect's fee is definite, and with this company very small. Upon receipt of the order, the architects will critically examine the owner's selection, with the view of giving him the benefit of any later or improved modification, if there be any. If the architects feel sure that the design selected is suitable for the client's purpose in every way and come within the cost, they will make preliminary sketches and send for correction or approval, in case any changes are desired, and do this until all is satisfactory, when they will fill the order at once and send working plans, detail drawings, Specifications, Agreements, Supplement Drawings, and Bill of Materials (the latter only when specially ordered); at the same time will be sent circulars, price lists, illustrated pamphlets, etc., of various materials and appliances Almost everything specified for the house is described (often illustrated) and prices given. This information makes the examination of the drawings, specifications, etc., to the most inexperienced as A. B. C. He can comprehend and understand everything with a few hours study. When an owner is posted, contractors will bid lower, and for the same reason they will build better. There is never so much deception attempted upon the man who is posted. If there be anything the client does not fully understand, the architect will fully explain it, sending him more details if need be.

The most difficult part is done; the experienced owner will now know what to do ; the inexperienced will be fully informed by letter or interview. By this time he will have acquired much information ; many things that were strange are now plain ; he has gained confidence.

Our instructions about contracting, making payments, special points and matters to watch, *protection against mechanic's liens*, etc , are full and explicit, and are better conveyed in a letter to a client than printed in a book.

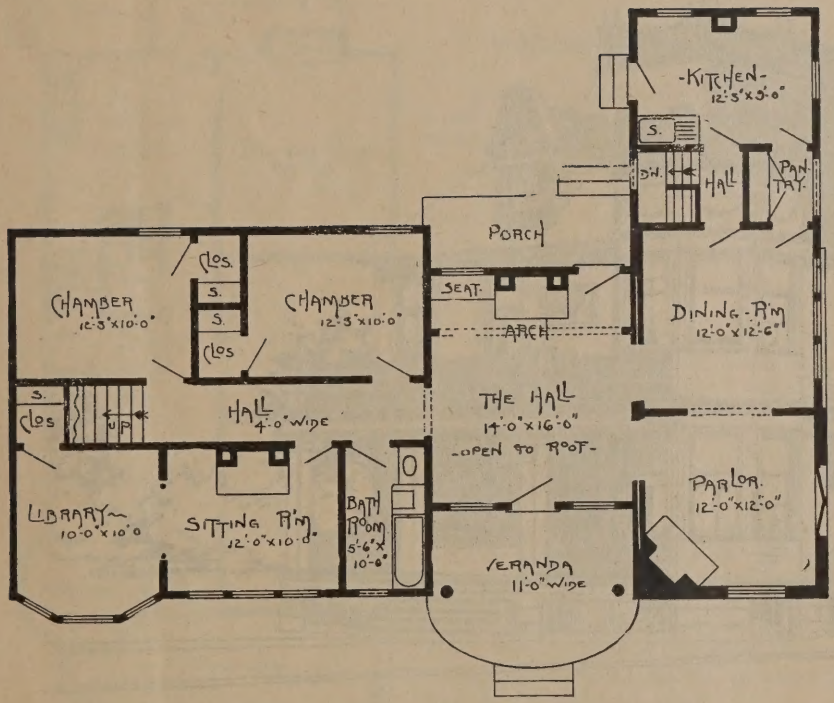
We instruct the client how to proceed by "day's work," if he prefers it to contracting. It is well to know, in case of unreasonable bids by contractors. Many have reason for congratulation over the result of adopting this method, particularly when they proved that the architect's estimate was ample, and that the contractors' bids were unreasonably exorbitant.

GUARANTEE.

We make this further guarantee in conclusion : If, after you have received all the plans, specifications, etc., and we have by some mistake of ours sent you the drawings for a building that you find cannot be built for the price you have limited us to or we had quoted you, we will, on their return, either change as you may desire or make you altogether new drawings free of extra cost, and will do all this until you are satisfied. This also applies to new work, if in case no design that we have can be fitted to your ideas, we will make up one to conform with same and you receive all of the above benefits. Price for new work is at the rate of 2½ per cent. of the total cost of the building.

DESIGN NO. 110.

Estimated Cost, $6,500 Complete.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 110.

GENERAL DIMENSIONS.—Front, 57 feet. Depth over porch, 46 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, not finished.

EXTERIOR MATERIALS.—Foundation, stone, one course of 12 inch ashlar, above grade; exterior wall of parlor and dining room of stone. Cellar under parlor, dining room and kitchen, cemented. Ash pits under fire-places. Whole house shall be sheathed with ⅞ inch matched sheathing, and Neponset building paper, and covered with ½ inch lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats of plaster. Hardwood finish in parlor, reception hall, dining room, balance whitewood, all finished natural. All inside and outside finish specially designed.

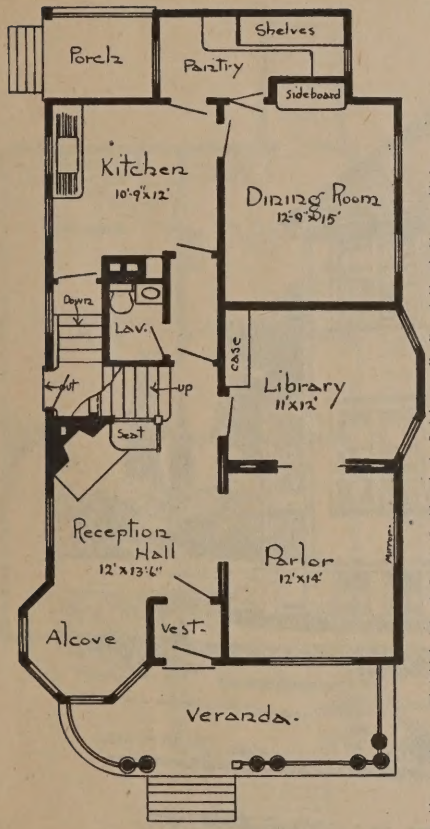
ACCOMMODATIONS.—Sizes of rooms, location of closets and fixtures as shown on floor plans. This is a most modern and satisfactory plan; it contains many very beautiful features, such as window seats, bays, arches, etc.; a most original arrangement is in reception hall, of which the ceiling terminates at roof, and on the side over fire-place is arranged a large balcony overlooking hall porches at both entrances to hall; second story or attic floored and plastered one coat.

COST.—$6,500 complete.

Price of working plans, details, specifications, etc., all in duplicate, and license to build, $75.00.

DESIGN NO. 301.

Contract Cost, $3.200, without Plumbing, Heating or Mantel.



First Floor Plan

DESCRIPTION OF DESIGN NO. 301.

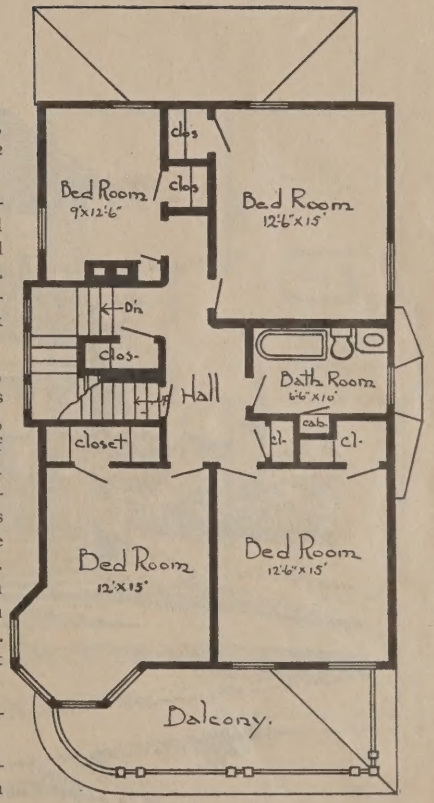
GENERAL DIMENSIONS—Length, 56 feet over front porch; width, 30 feet; height of stories, cellar, 7 feet 6 inches; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses of 10-inch ashlar above grade. Cellar under whole house, cemented throughout and divided by brick partitions into furnace and coal rooms, vegetable cellar and laundry. Ash pit under fire-place. Whole house sheathed with ⅞-inch matched sheathing and "Neponset" building paper, and covered with ½-inch lap siding and black slate roof as shown.

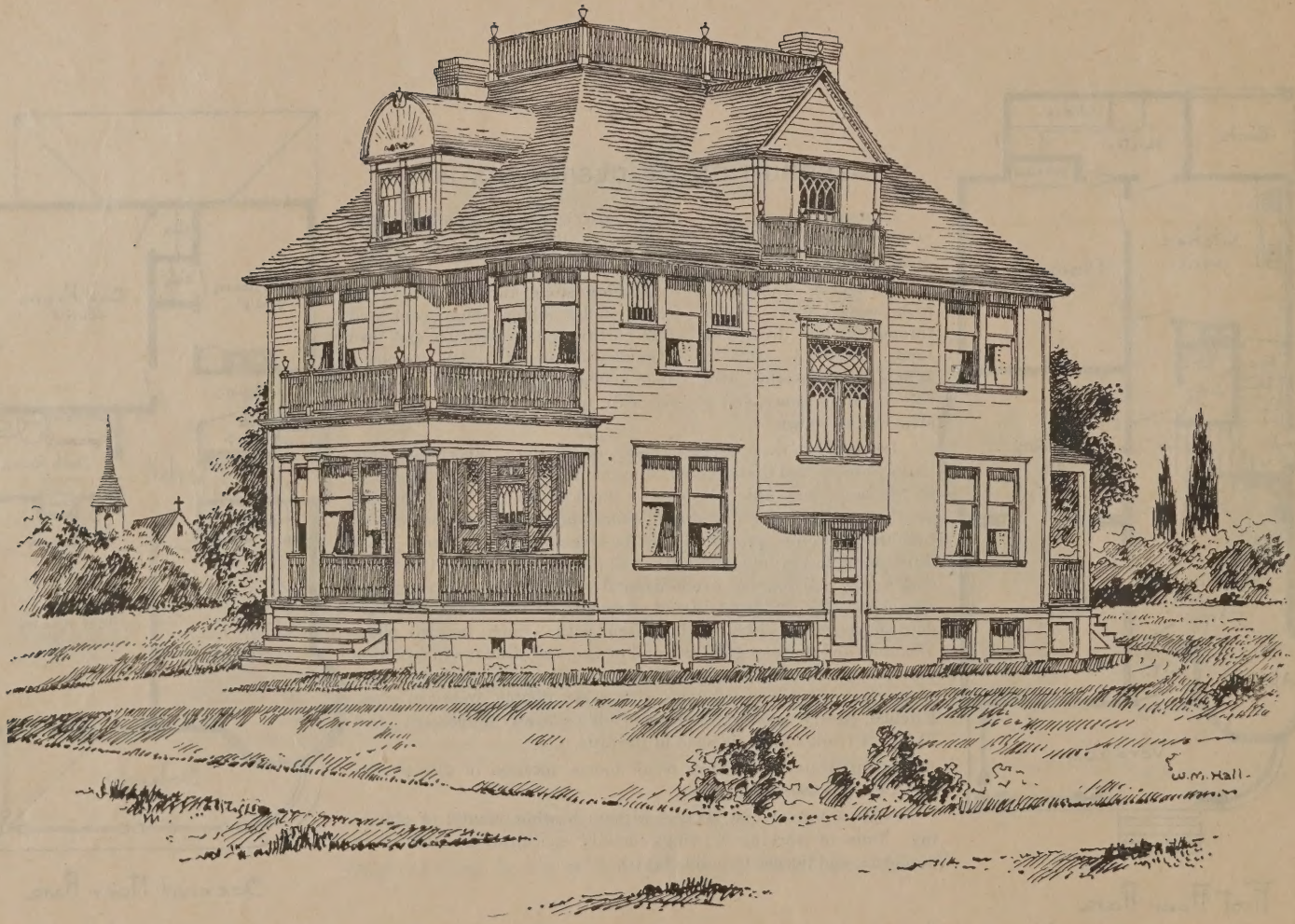
INTERIOR FINISH—Three coats of plaster. Reception hall, parlor, library and dining room, stucco finished and tinted. Ceilings of basement and attic plastered. Birch finish in reception hall, vestibule, parlor, library, dining room and stair-case. Balance of building in yellow pine. All of the several parts detailed. Birch finished natural in four-coat work, and pine finished natural in three-coat work. All doors of five horizontal panel design. Outside doors 1¾ inches thick, and front door of veneered quartered oak. Vestibule door of veneered birch, both glazed with ¼-inch beveled plate. Windows and doors of good size and design, and windows in reception hall, parlor and library and two front chambers glazed with American plate glass, balance of windows with select double American glass. Kitchen, pantry, lavatory, bath room and cellarway wainscoted 4 feet high. Servant's room finished in the attic.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Contract cost, $3,200, without heating, mantel or plumbing. Price of working drawings, details, specifications, etc., all in duplicate, and license to build, $45.00.

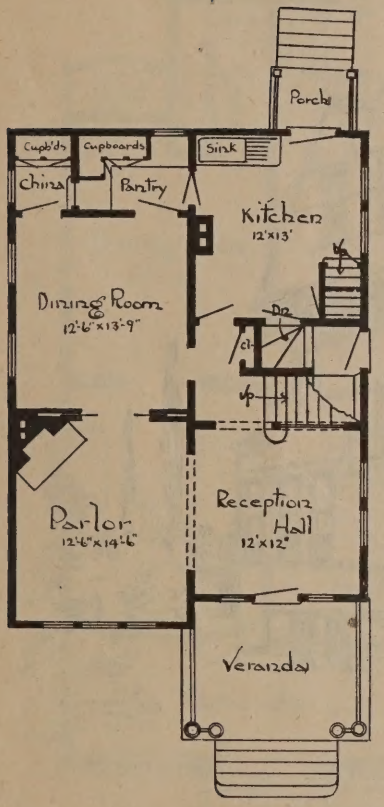


Second Floor Plan



DESIGN NO. 302.

Contract Cost, $2,400, without Plumbing, Heating or Mantel.



First Floor Plan

DESCRIPTION OF DESIGN NO. 302.

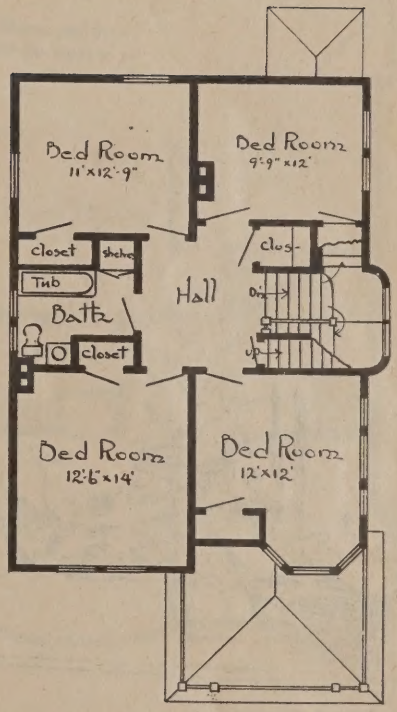
GENERAL DIMENSIONS—Length, 44 feet over front porch; width, 26 feet 6 inches. Height of stories, cellar, 7 feet; first story, 9 feet, 2 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses 12-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into furnace and coal rooms, vegetable cellar and laundry. Ash pit under fire-place. Whole house sheathed with ⅞-inch matched sheathing and "Neponset" building paper, and covered with ½-inch lap siding and slate roof as shown.

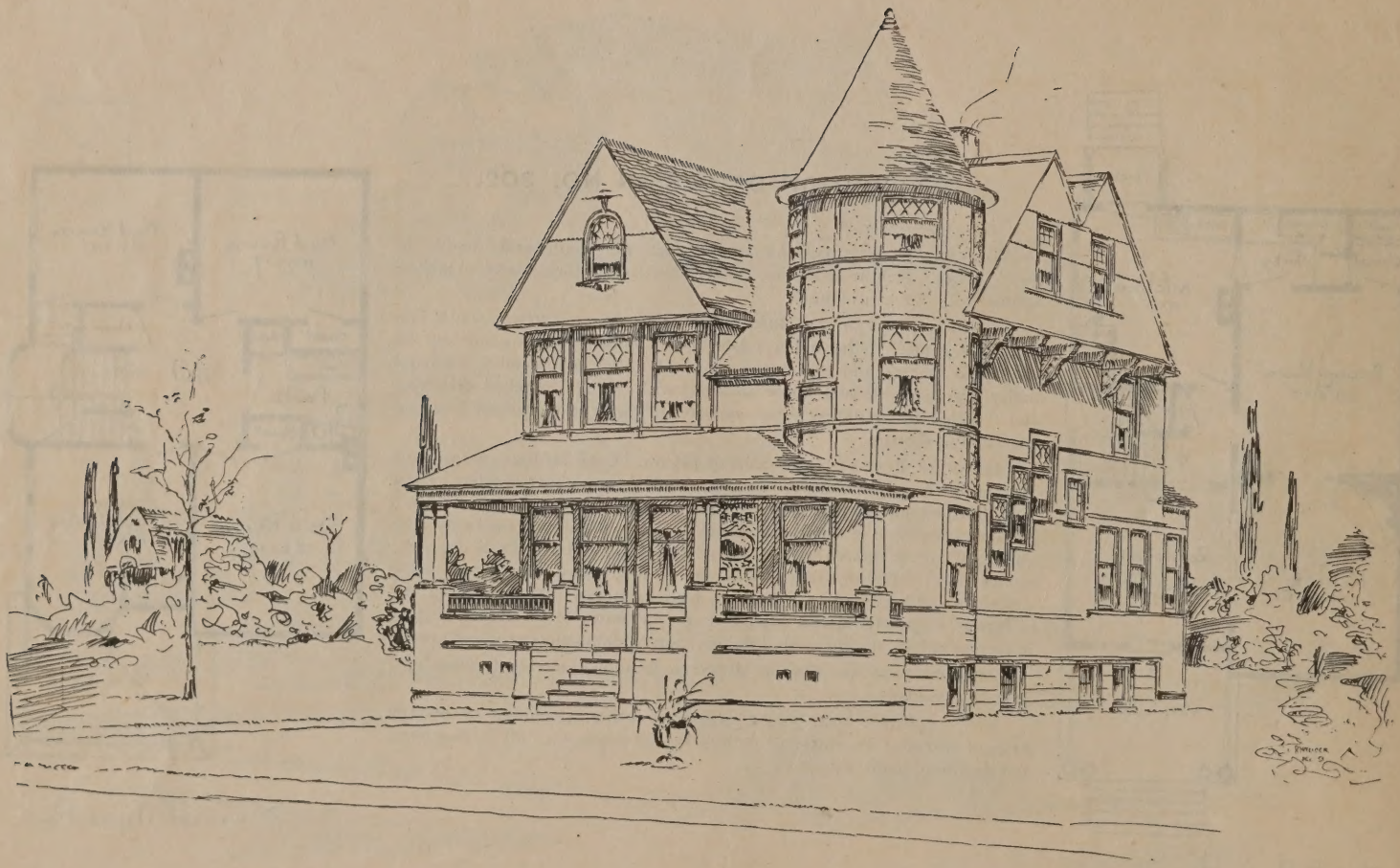
INTERIOR FINISH—Three coats of plaster. Cove ceilings in reception hall, parlor and dining room. Interior finished throughout of select yellow pine, finished natural in three-coat work. All of the several parts detailed. All doors are of five horizontal panel design. Front door veneered with quartered oak and glazed with ¼-inch beveled plate and outside doors 1¾ inches thick. Windows of good size and design, glazed with select double American and leaded glass. Kitchen, pantry, china closet, bath room and cellarway wainscoted 4 feet high. Hardwood floors of select yellow pine in reception hall, dining room, kitchen, pantry, china closet and bath room.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Contract cost, $2,400, without heating, plumbing or mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40,00.

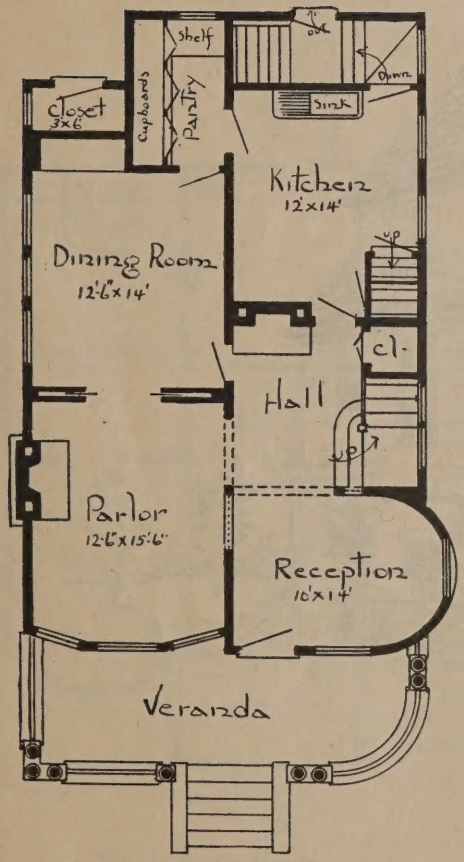


Second Floor Plan



DESIGN NO. 303.

Contract Cost, complete, $3,150.



First Floor

DESCRIPTION OF DESIGN NO. 303.

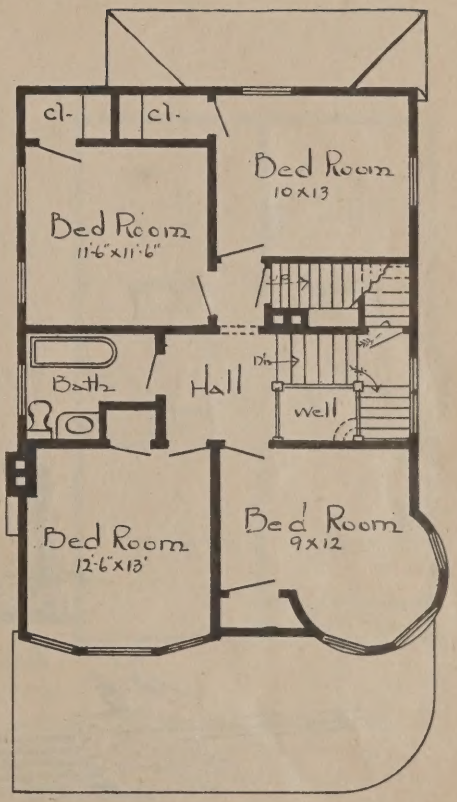
GENERAL DIMENSIONS—Length, 54 feet over front veranda; width, 29 feet 6 inches. Height of stories, cellar, 7 feet; first story, 9 feet 2 inches; second story 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; four courses of 9-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into furnace and coal rooms, vegetable cellar and laundry. Ash pits under fire places. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap pine siding, dipped shingles, cement panels and slate roof, as shown.

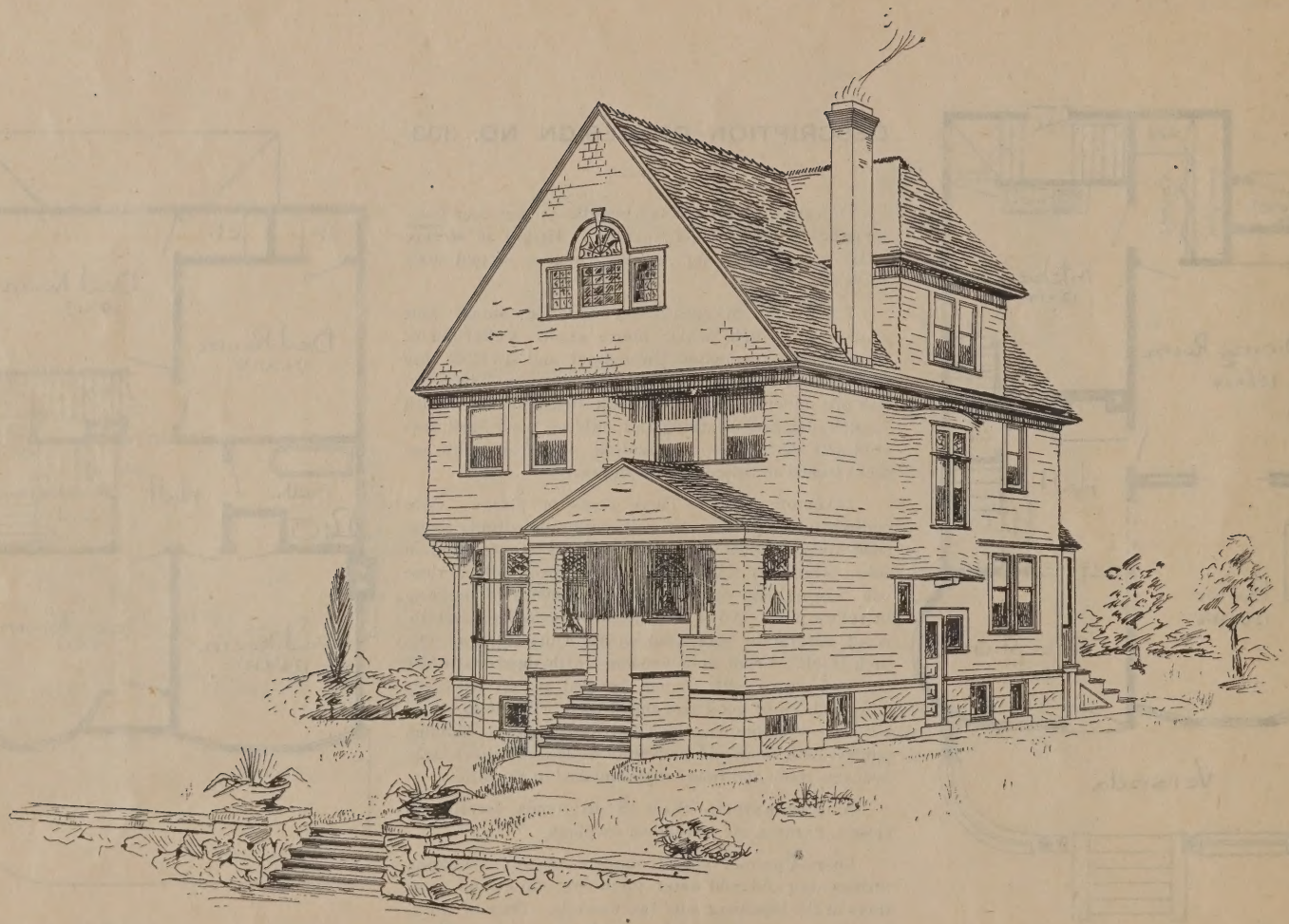
INTERIOR FINISH—Three coats of plaster. Cove ceilings in reception room, hall, parlor and dining room, sand finish and tinted. Same rooms are finished in select white oak and floored with narrow, select white oak flooring with parquet border. Balance of building in yellow pine. All of the several parts detailed and finished natural in three-coat work. Outside doors 1¾-inch thick. Front door veneered with quartered white oak and glazed with ¼-inch beveled plate. All doors and windows of good size and design. Windows glazed with select double American and leaded glass. Kitchen pantry, bath room and cellarway wainscoted 4 feet high. Servants room and tower room finished in the attic.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Contract cost, complete, $3,150, including furnace, hot and cold water plumbing, closet and wash trays in the basement, and two mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $45.00.

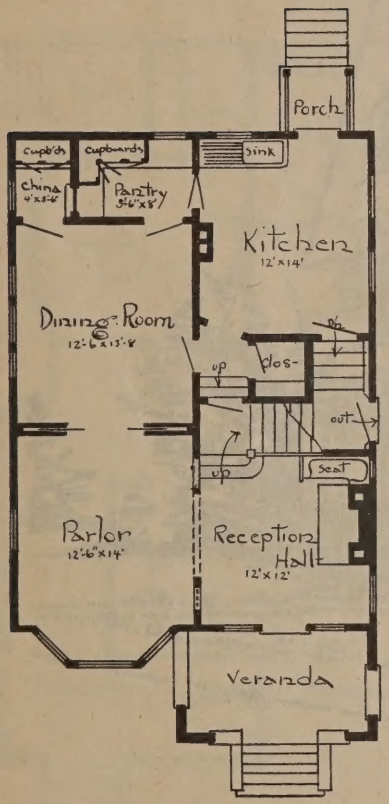


Second Floor



DESIGN NO. 304.

Contract Cost, $2,200 without Plumbing, Heating or Mantel.



First Floor Plan.

DESCRIPTION OF DESIGN NO. 304

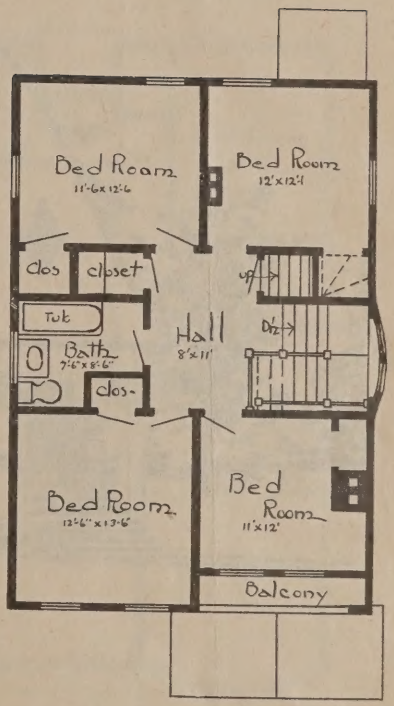
GENERAL DIMENSIONS.—Length, 48 feet over porches; width, 26 feet. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 12-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into coal and furnace rooms, laundry and vegetable cellar. Ash pit under fire-place. Whole house sheathed with ⅞-inch sheathing and "Neponset" building paper, and covered with ½-inch lap pine siding, red wood shingles in the gables, and slate roof as shown.

INTERIOR FINISH.—Three coats of plaster. First floor finished in yellow pine; balance of building in whitewood. All parts detailed and finished natural to suit owner in three-coat work. Kitchen, pantry, china closet, cellarway and bath-room wainscoted four feet high. All doors and windows of good size and design. Front door of veneered quartered oak, glazed with ¼-inch beveled plate. Window glazed with select double American and leaded glass.

ACOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST.—Contract cost, $2,200, without plumbing, heating, or mantel. Price of working drawings, all details, specifications etc, all in duplicate, and license to build, $40.00.

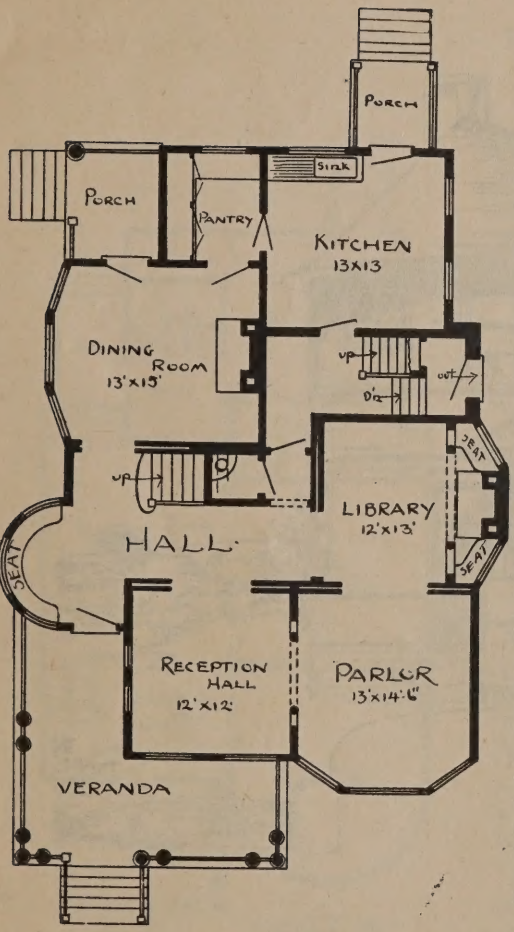


Second Floor Plan.

DESIGN NO. 306.

Contract Cost, $4.750, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 306.



FIRST FLOOR

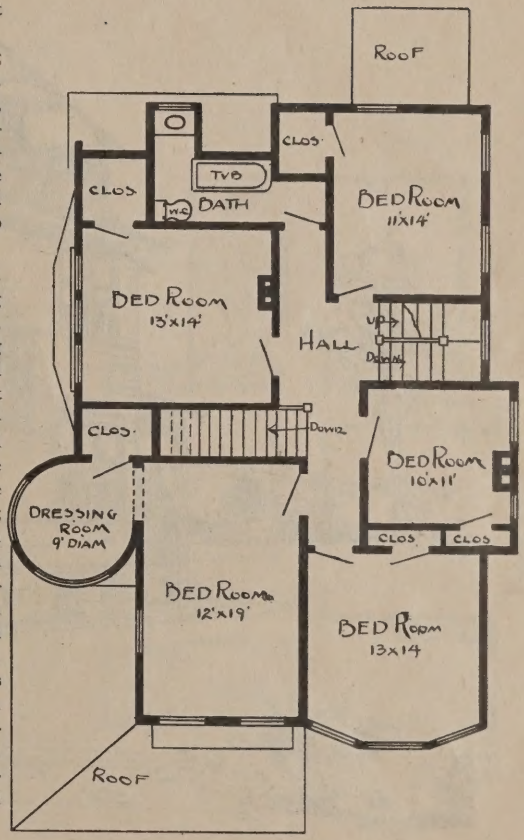
GENERAL DIMENSIONS—Length over porches, 68 feet; width over bays, 38 feet 6 inches. Height of stories, cellar, 7 feet 6 inches; first story, 9 feet 2 inches; second story 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation stone; three courses of 10-inch ashlar above grade. Cellar under whole house, cemented throughout, and divided into vegetable cellar, coal and furnace rooms and laundry by 8-inch brick partitions. Ashpits under fire-places. Whole house sheathed with ⅞-inch matched sheathing and building paper and covered with ½-inch, lap pine siding and dipped shingles as shown

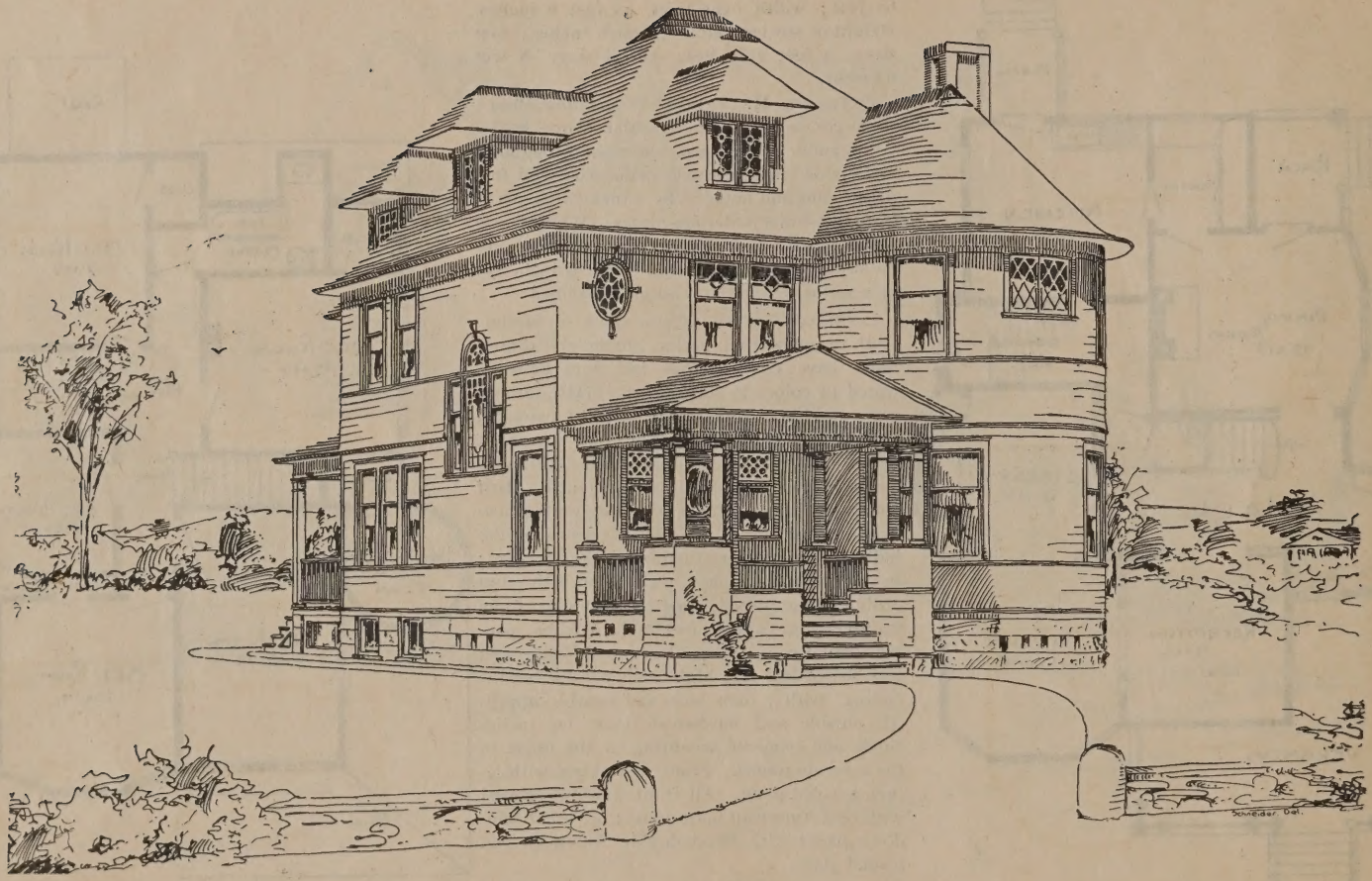
INTERIOR FINISH—Three coats of plaster. Hall, reception hall, parlor, library and dining room have cove ceilings and sand finished, tinted in colors to suit owner. Hall, dining room and library finished in selected quartered oak; reception hall and parlor finished in select cherry; balance of building finished throughout in yellow pine and all parts detailed. Hard woods finished natural in four-coat work; pine in three-coat work. Hard-wood floors in the hall and dining room having parquet borders; in the side hall, kitchen, pantry and bath-room ordinary hard-wood flooring. Dining room wainscoted in panels 4 feet high, kitchen, pantry, cellarway, linen closet and bath-room wainscoted four feet high with narrow beaded ceiling, with 7 inch base and neatly capped. All outside and hardwood doors 1¾ inches thick, and veneered according to the finish in the separate rooms. Front door glazed with ¼-inch beveled plate. All front windows glazed with best American plate glass; all other windows glazed with select double American and leaded glass.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Contract cost $4,750, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $70.00.



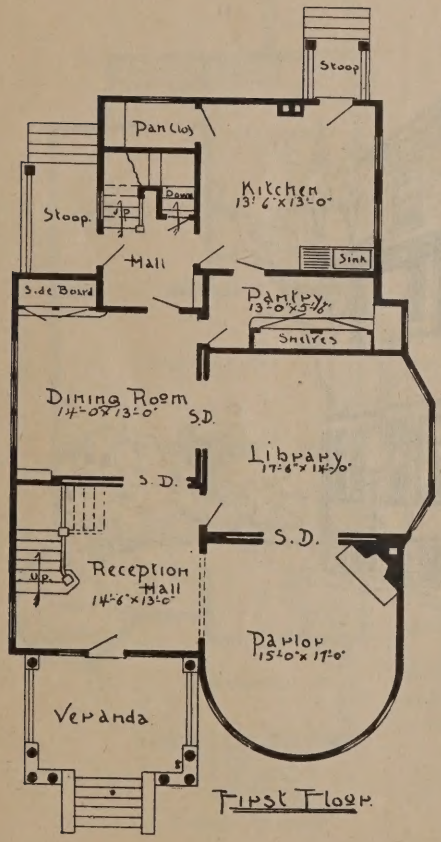
SECOND FLOOR



DESIGN NO. 322.

Cost, $3,400 without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 322.



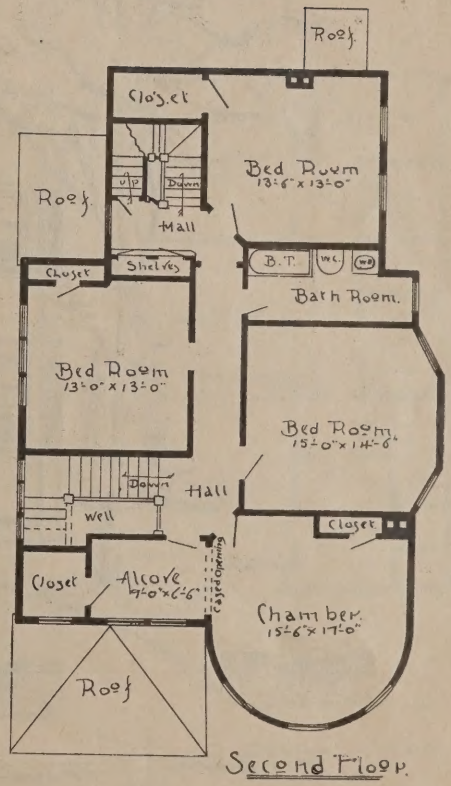
General Dimensions—Length, 54 feet over veranda; width, 33 feet 6 inches over library bay. Heights of stories, cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 4 inches.

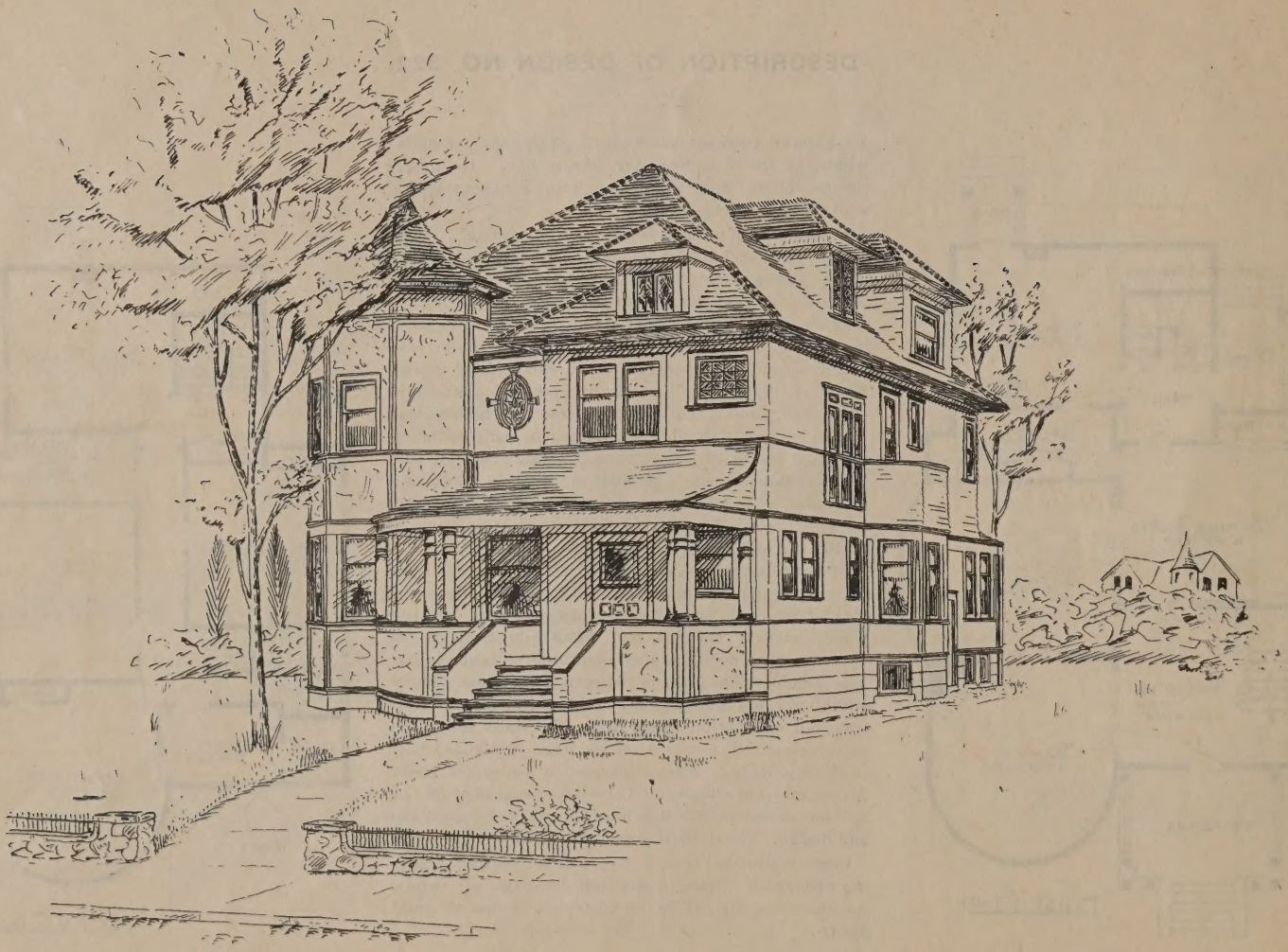
Exterior Materials—Foundation, stone; three courses of 10-inch ashlar above grade; first and second stories, dormers, etc., lap siding; roof, slate; chimneys, pressed brick; paint, three coats.

Interior Finish—Three coats of plaster, with white hard finish, except in reception hall, dining room, and hall of second floor, same to have rough hard finish Floors of reception hall and dining room of oak; floors of kitchen, pantry, rear hall, pan closet and bath room of maple, balance of hard pine. Finish in parlor, library, reception hall with staircase, and dining room in oak, and of detailed design. Balance of house in white pine or poplar, of good design, finished natural, three-coat work. Hardwood finish and floors finished in three or four coat work.

Accommodations—Cellar under all of house, except under reception hall and parlor with cemented floor, and divided by wood partitions into furnace room, vegetable cellar, laundry, coal bins, etc. House sheathed on the outside with ⅞-inch matched sheathing. Mantel in parlor. Double sliding doors between parlor and library, and library and dining room. Wide arch between reception hall and parlor. Rear hall and stairs in a very handy place. Pan closet off kitchen. Sideboard built in dining room. Neat staircase in reception room. Alcove off front chamber. Large linen cupboard off rear hall on second floor. Windows and doors of good size and design. Good sized attic, unfinished.

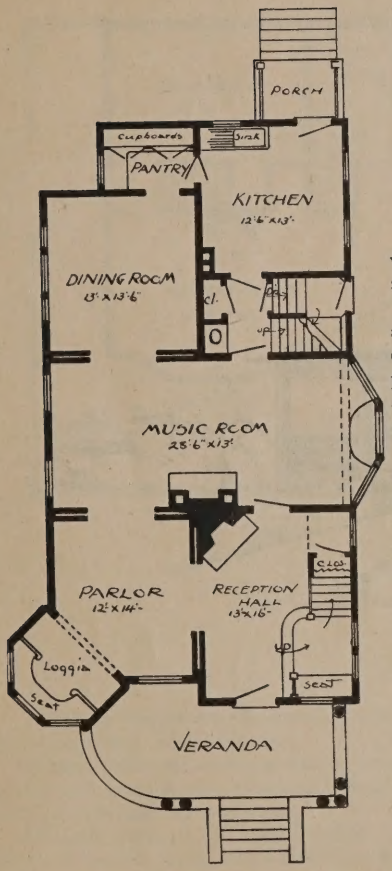
Cost—Estimated cost, $3,400, without heating, plumbing or mantel. Price of working drawings, all details specifications, etc., all in duplicate and license to build $45.00.





DESIGN NO. 324

Estimated Cost, $3,000, without Plumbing, Heating or Mantels.



FIRST FLOOR

DESCRIPTION OF DESIGN NO. 324.

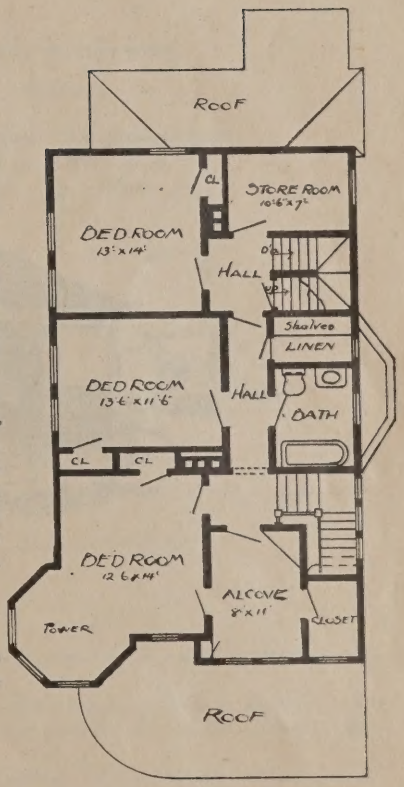
GENERAL DIMENSIONS—Length, 60 feet 6 inches over front porch; width, 33 feet 6 inches. Height of stories, cellar, 7 feet; first floor, 9 feet 2 inches; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses of 10-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into coal and furnace rooms, vegetable cellar and laundry. Ash pits under fire-places Whole house sheathed with 7/8-inch matched sheathing and building paper and covered with cement work; shingles and slate roof as shown.

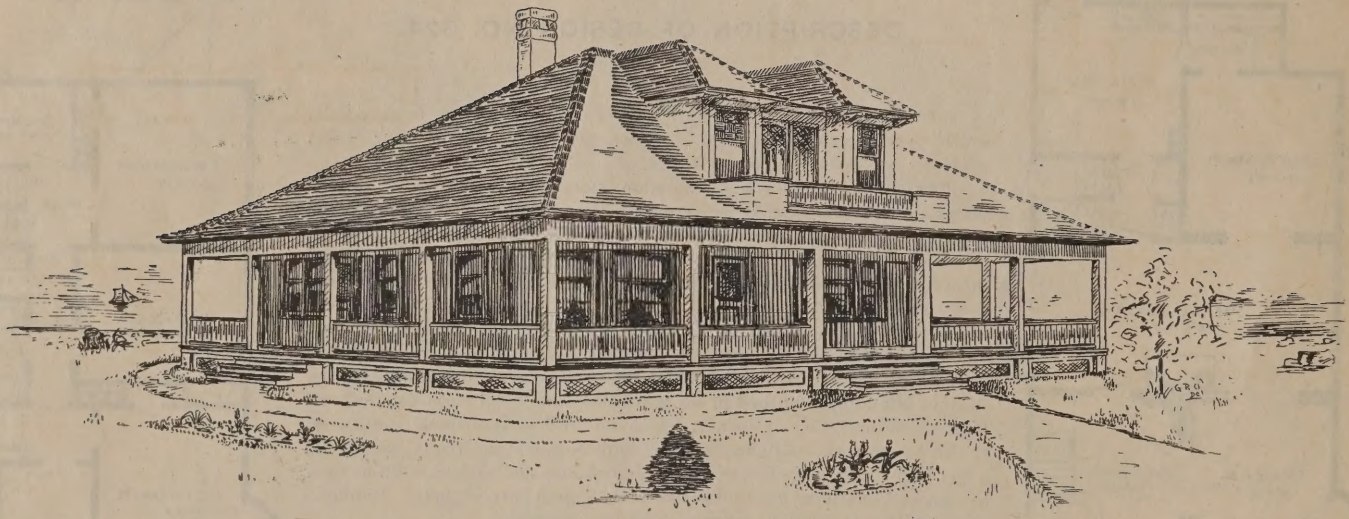
INTERIOR FINISH—Three coats of plaster. Main rooms on first floor finished with stucco finish and cove ceilings. Same rooms are finished in oak, cherry and sycamore, and with hardwood floors with parquet borders. Balance of building finished in white wood or pine. All parts detailed and finished natural to suit owner, hardwood in four-coat work; soft wood in three-coat work. Kitchen, pantry, bathroom and cellarway wainscoted 4 feet high. All doors and windows of good size and design. Front door of veneered quartered oak and glazed with 1/4 inch beveled plate. Windows glazed with select double American and leaded glass.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Estimated cost, $3,000, without plumbing, heating, or mantels Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $45.00.

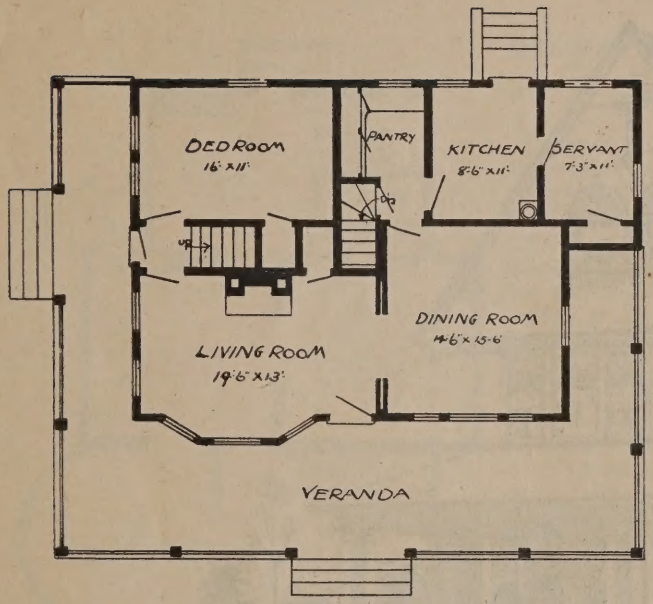


SECOND FLOOR

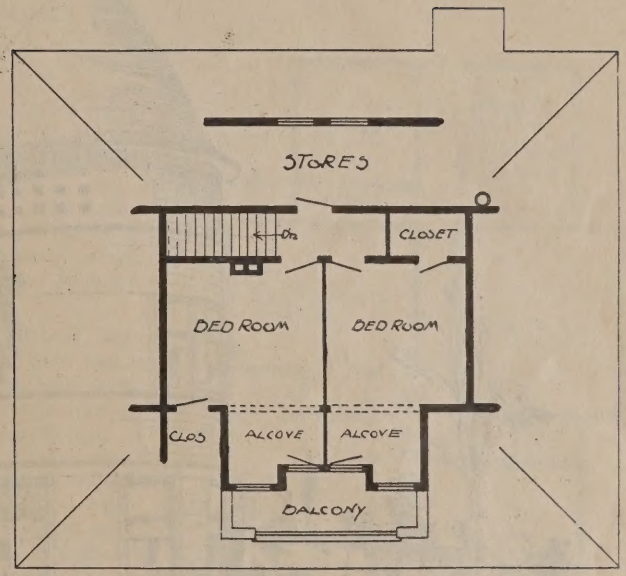


DESIGN NO. 326.

Cost, $1,525, without Heating, Mantel or Plumbing.



FIRST FLOOR



SECOND FLOOR

DESCRIPTION OF DESIGN NO. 326.

GENERAL DIMENSIONS—Length, 39 feet 6 inches over porches; width, 48 feet 6 inches over porches. Height of stories, cellar, 6 feet 2 inches; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone piers around the outside; posts on stone footings under the building. Well cellar, 10 feet in diameter, with 30-inch shelf under pantry, cemented throughout. Ash-pit under fire-place. Whole house sheathed with building paper and covered with ⅞-inch matched siding and dipped shingle roof as shown.

INTERIOR FINISH—Two coats of plaster, sand-finished on first floor. Second floor partitions of ⅞-inch matched pine ceiling. All inside finish of white-wood painted in two-coat work, tinted to suit owner. Kitchen and pantry wainscoted 4 feet high. All doors and windows of good size and design.

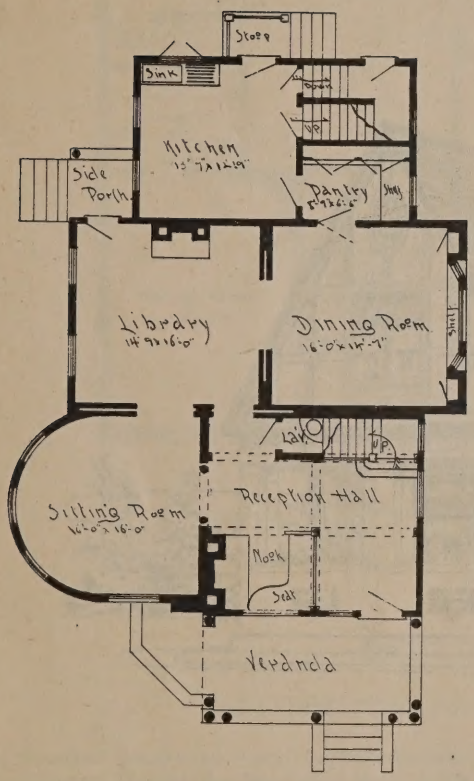
ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Cost, $1,525, without heating, mantels or plumbing. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $27 00.

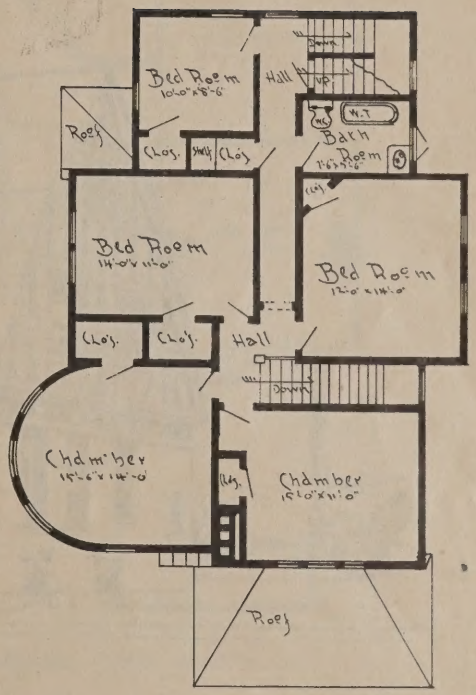
DESIGN NO. 328.

Contract Cost, $3,475, without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 328.



First Floor Plan



Second Floor Plan

GENERAL DIMENSIONS—Length, 53 feet 6 inches over veranda; width, 37 feet 6 inches over all. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses of 10-inch ashlar above grade; veranda, stone; first story, lap siding; second and attic stories, gables, dormers, etc., dipped shingles; roof, slate; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH—Three coats of plaster, with white hard finish, except in reception hall, dining room, and hall of second floor, same to have rough hard finish. Floors of reception hall and dining room of oak; floors of kitchen, pantry and bath-room of maple, balance of hard pine. Finish in reception hall, sitting room, library and dining-room in oak, and of neat design, balance of house in white pine or poplar, of good design, finished natural, three-coat work. Hardwood finish, and floors finished in four-coat work.

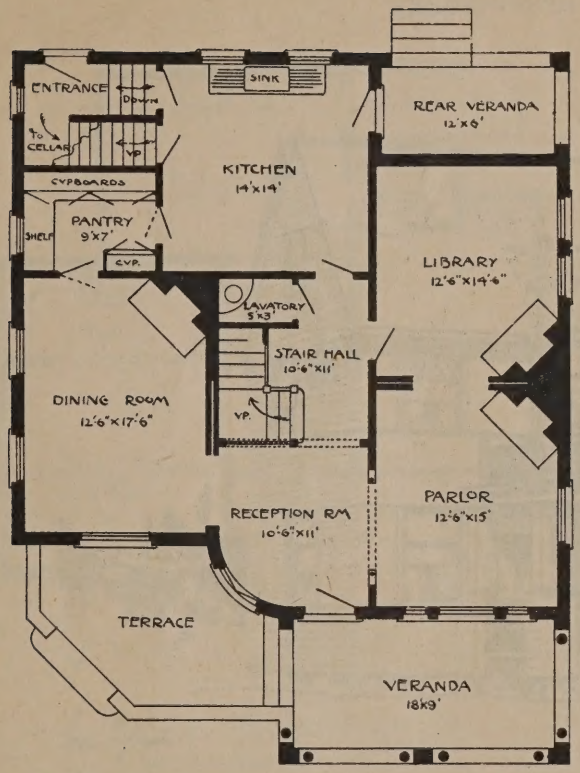
ACCOMMODATIONS—Cellar under all of house, with cemented floor, and divided by wood and brick partitions into furnace room, vegetable cellar, laundry, coal bins, etc. House sheathed on the outside with ⅞-inch matched sheathing. Mantels in reception room nook and library. Sliding doors between reception hall and library, sitting room and library, library and dining room. Reception hall is a beautiful room with its staircase, nook, fire-place, beamed ceiling, paneled wainscoting, etc. Dining room has a china closet and bay combination at end of room. Lavatory under front stairs. Entrance to library from outside. Entrance to cellar from outside by rear stairs. Linen closet off hall on second floor. Windows and doors of good size and design. Large attic, unfinished.

COST—Contract cost, $3,475, without heating, plumbing, or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $50.00.

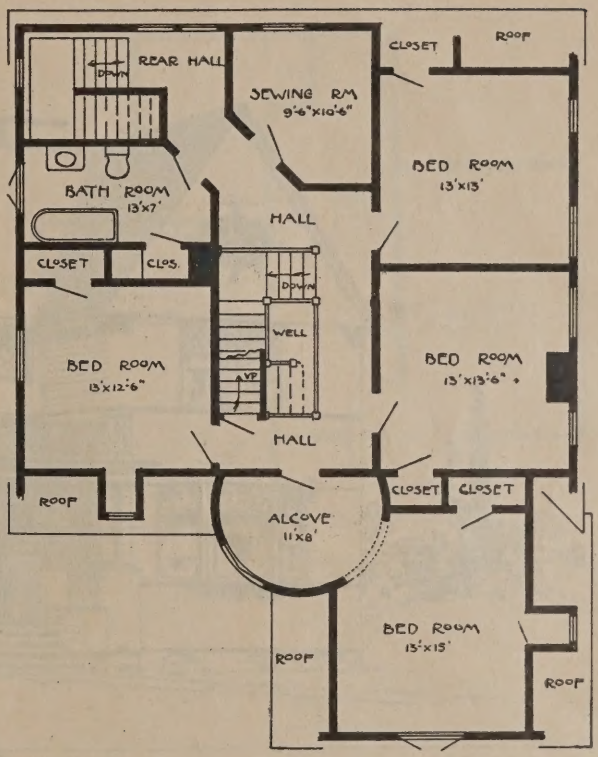
DESIGN NO. 342.

Estimated Cost, $4,500, without Heating, Plumbing or Mantel.

DESCRIPTION OF DESIGN NO. 342



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

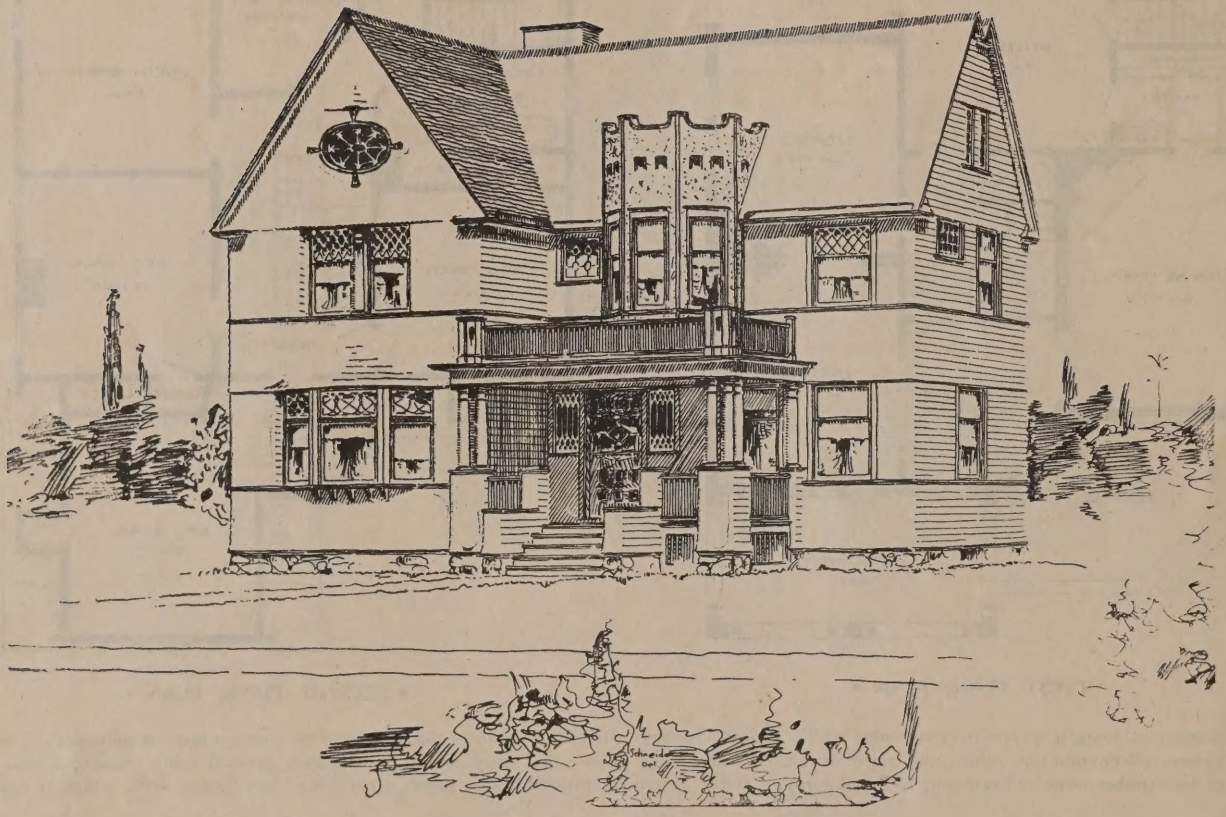
GENERAL DIMENSIONS—Length, 49 feet over veranda; width, 38 feet 6 inches. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet, 6 in.

EXTERIOR MATERIALS—Foundation, stone; one course of 12-inch ashlar above grade; first story to top of windows, pressed brick veneer; second and attic stories, gables, etc., half timber work and cement; roof and dormers, slate; chimneys, pressed brick; paint, three coats; half timber work, which is oak, finished natural.

INTERIOR FINISH—Three coats of plaster, with white hard finish, except in reception room, stair hall, dining room and hall of second floor, same to have rough hard finish. Floors of kitchen, pantry and bath-room to be of maple; floor of reception room, stair hall and dining room of oak; balance of house floored with hard pine. Finish in parlor and library, sycamore; reception room, stair hall with staircase, and dining room, oak; balance of house in white pine or poplar. Finish to be of detailed design, all finished natural in four-coat work.

ACCOMMODATIONS—Cellar under more than one-half of the building with cemented floor, and divided by wood and brick partitions into furnace room, laundry, vegetable cellar, coal bins, etc. House sheathed on the outside and brick veneer anchored to studding of walls. Mantels in parlor, library and dining room Sliding doors between parlor and library, and reception room and dining room. Pretty openings between parlor and reception room, and reception room and stair hall, trimmed up with columns, spindels paneling, etc. Handsome staircase in stair hall, with lavatory under same. Good sized pantry with plenty of cupboards. Library can be used for bedroom if necessary. Cellar entrance from outside by rear stairs. Alcove off front bedroom. Large bath-room with linen closet. Sewing room can be used for servant's or child's bed room. Attic unfinished. Windows and doors of good size and design.

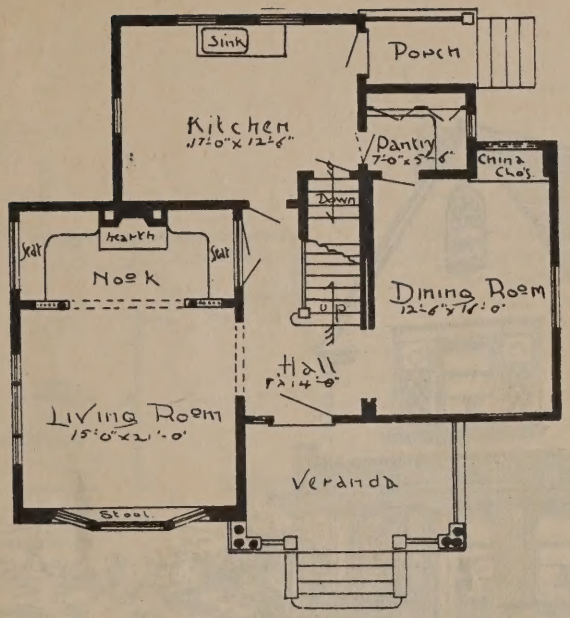
COST – Estimated cost, $4,500, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $70.00.



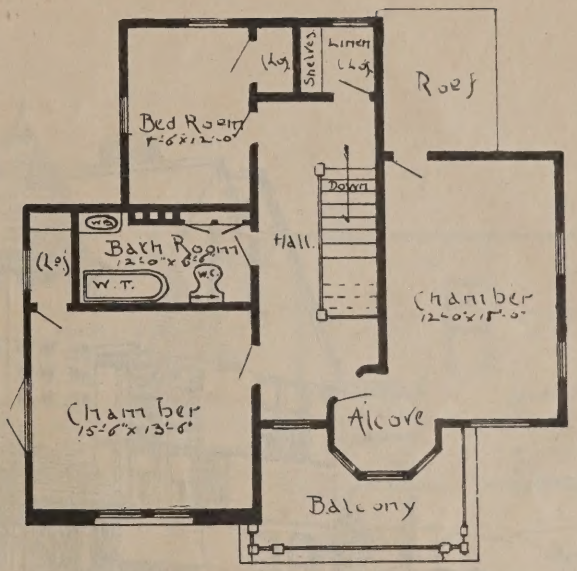
DESIGN NO. 343.

Estimated Cost, $2,400, without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 343.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

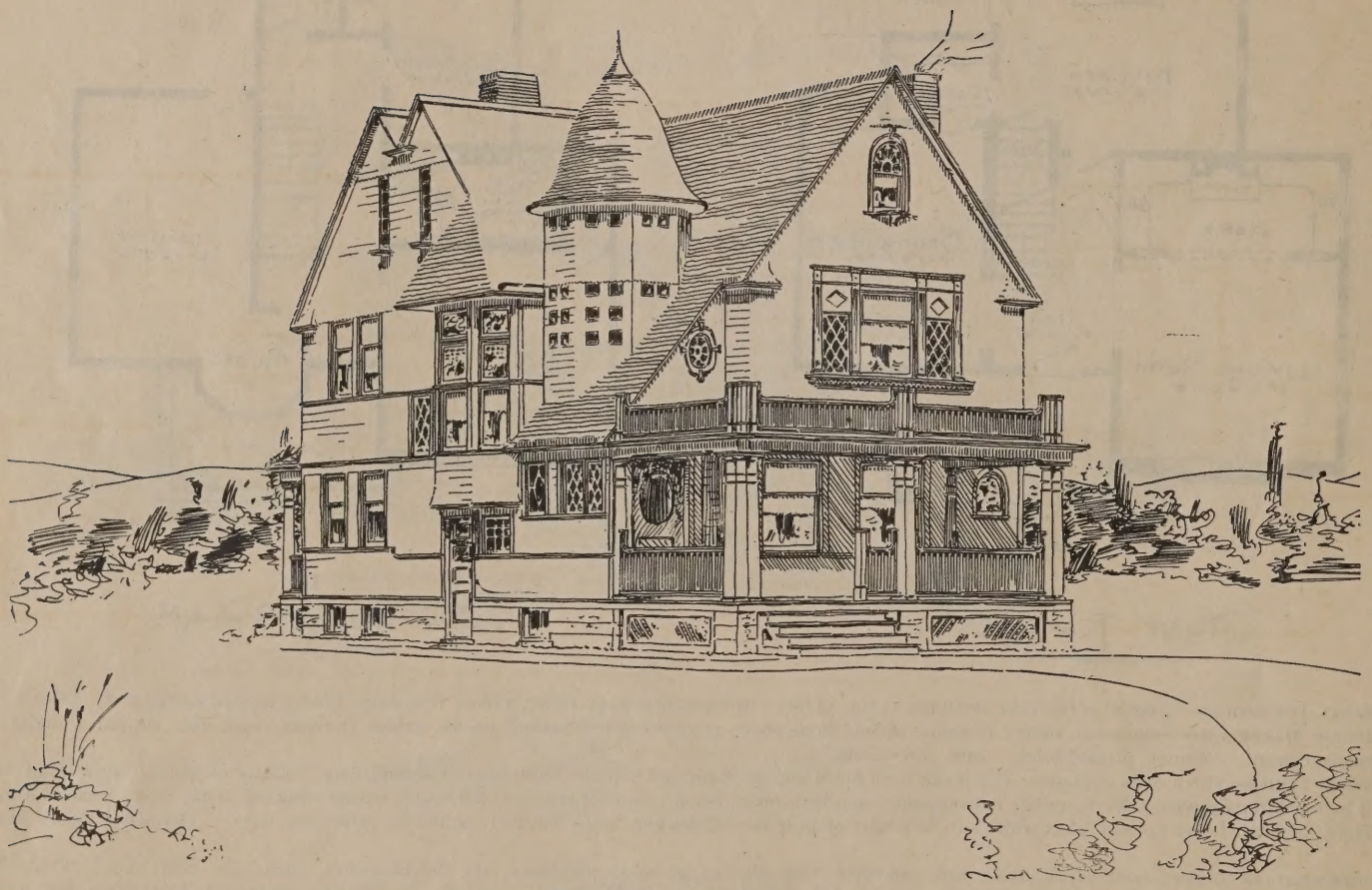
GENERAL DIMENSIONS—Length, 37 feet over veranda; width, 38 feet. Heights of stories, cellar, 7 feet; first story, 8 feet 8 inches, second story, 8 feet 7 in.

EXTERIOR MATERIALS—Foundation, stone; 12 inches of field stone above grade; first and second stories, gables, dormers, roof, etc., dipped shingles; bay over veranda, cement; chimney, pressed brick; paint, three coats.

INTERIOR FINISH—Three coats of plaster, with rough hard finish on first floor, and hall and bath-room of second floor, balance of house, white hard finish. Floors of hall and dining room, oak; floors of kitchen, pantry and bath-room, maple; balance of house, hard pine, except nook off living room, same to have tile floor. Finish in whole house to be of select white pine or poplar of neat special designs, to be finished natural in three-coat work. Hardwood floors finished natural.

ACCOMMODATIONS—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. Whole house sheathed on the outside with 7/8-inch matched sheathing. Nook off living room (separated by a wide opening with columns, spindles and paneling) has a broad fire-place with seats on both sides. China closet built in the dining room, with leaded glass doors above, and drawers and cupboards below. All rooms connect with the hall. Sliding doors between dining room and hall. Bed-rooms have large closets. Linen closets off second floor hall. Medicine cup-board in bath-room. Attic floored for light purposes. Windows and doors of good size and design.

COST—Estimated cost, $2,400, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



DESIGN NO. 344.

Estimated Cost, $2 400, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 344.

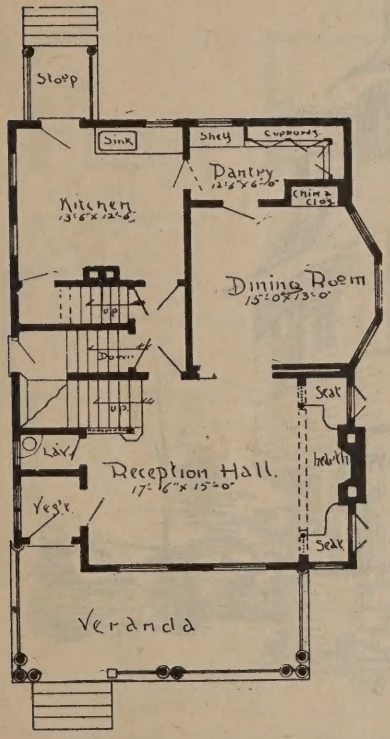
GENERAL DIMENSIONS—Length, 45 feet 6 inches over veranda; width, 29 feet 6 inches over all. Heights of stories, cellar, 7 feet; first story, 8 feet 8 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses of 8-inch ashlar above grade; first story, lap siding; second story, gables, dormers, tower, roof, etc., dipped shingles; chimneys, pressed brick; paint, three coats.

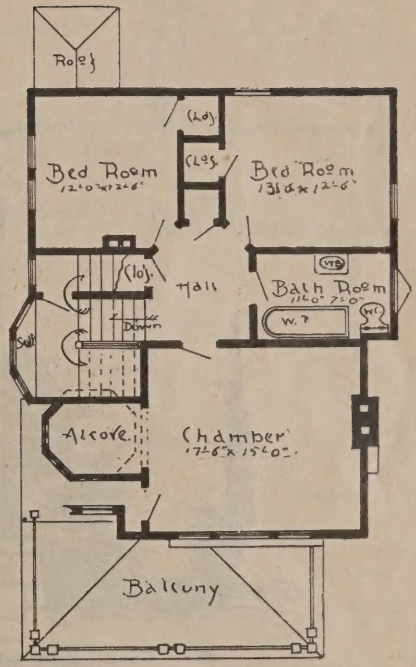
INTERIOR FINISH—Three coats of plaster, with rough hard finish on first floor, and bath-room and hall of second floor; balance of house, white hard finish. Floors of vestibule, lavatory, living room with nook, and dining room, oak; floors of pantry, kitchen, hall and bath-room, maple; balance in hard pine. Finish is all to be of selected white pine or poplar, of neat special design, finished natural, three-coat work. Hardwood floors finished natural.

ACCOMMODATIONS—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing. Sliding door between reception hall and dining room. Nook off reception hall, to be a handsome cozy corner; broad fire-place with seats on both sides. Lavatory off reception hall. China closet built in dining-room. Center hall in a very handy place, stairs leading to second floor, cellar and out doors. Large pantry with plenty of cupboard room. Alcove off front chamber. Large closets off each bedroom, also linen closet off hall. Attic floored for light purposes. Windows and doors of good size and design.

COST—Estimated cost, $2,400, without heating, plumbing or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



FIRST FLOOR

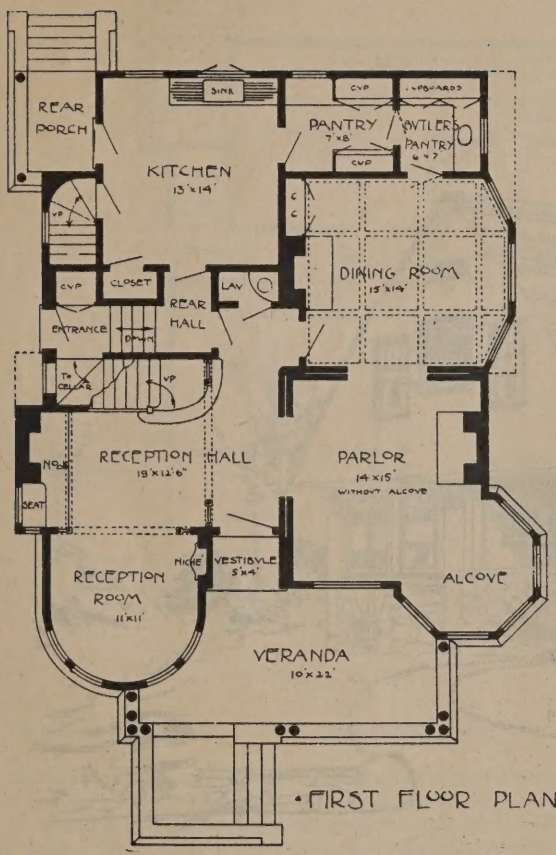


SECOND FLOOR

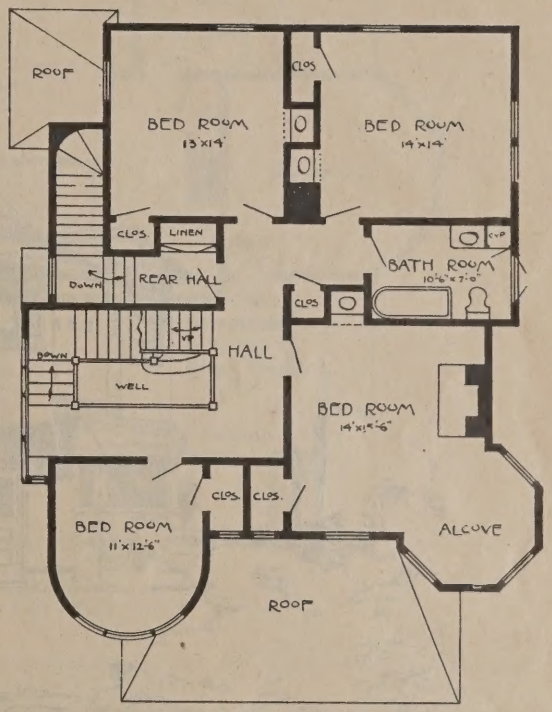
Design No. 345.

Estimated Cost, $5,600, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 345.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

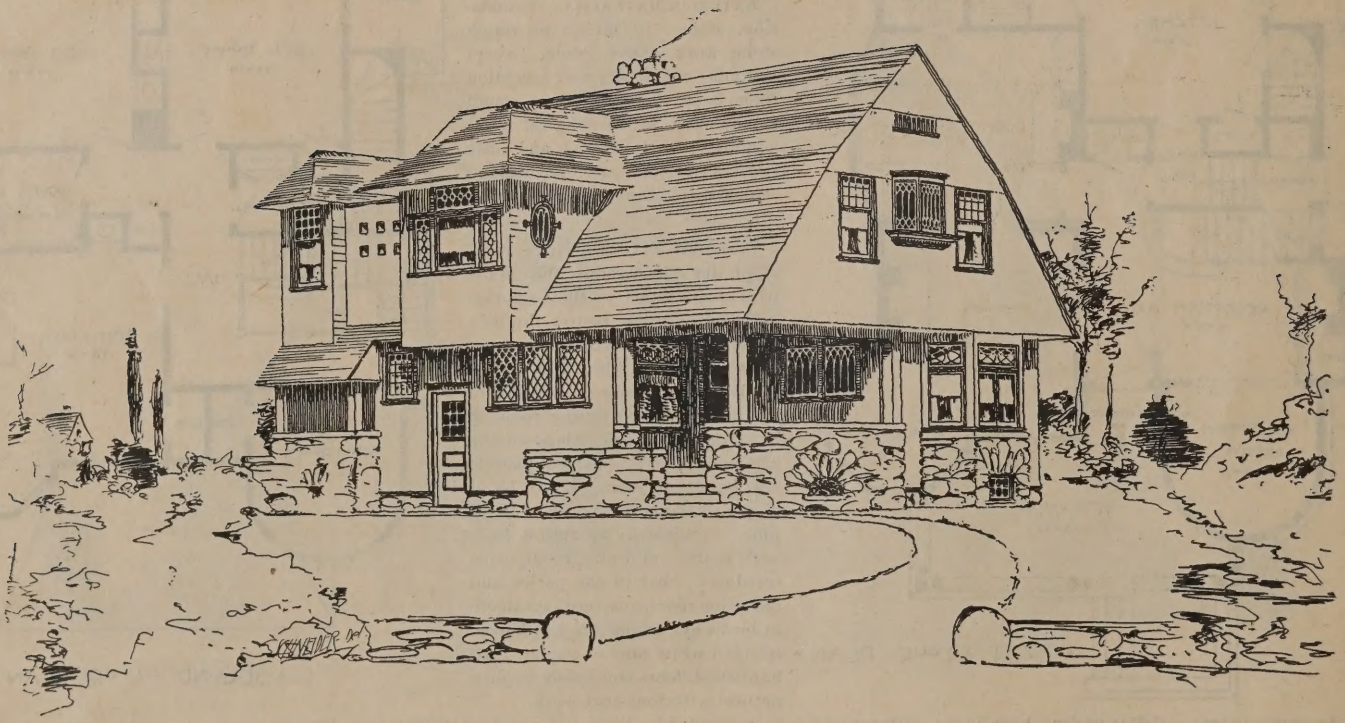
GENERAL DIMENSIONS.—Length, 57 ft. 6 inches over veranda entrance; width, 39 feet over all. Height of stories, cellar, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 9 feet; attic, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 12 inches of rough stone work above grade, except veranda and parlor and reception room bays, same to be of rough stone work to sill of first story windows: first, second and attic stories, dormers, etc., lap siding; roof, slate; chimneys, brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster throughout the house with rough finish in the reception hall, dining room, pantry, kitchen, second floor hall, bath-room, etc., white hard finish in balance of house. Floors of reception hall and dining room to be of quartered oak; those of the kitchen, pantry, butler's pantry, rear hall, bath-room, etc., to be of maple; balance of house of hard pine. Finish in reception hall, with stairs, and dining room, quartered oak; that in the parlor and reception room, quartered sycamore or bird's eye maple; rest of house, selected white pine or poplar. All hardwood floors and finish finished natural with four-coat work.

ACOMMODATIONS.—Cellar under whole house, with cemented floor, divided by brick and wood partitions into furnace room, vegetable cellar, laundry, store room, coal bins, etc. House sheathed on the outside with ⅞-inch matched sheathing. Double floors on first and second stories. Vestibule floor to be of tile. Double sliding doors between parlor and dining room and parlor and reception hall. Mantels in parlor, dining room, reception hall and one bed-room. Nook with seat off reception hall, lavatory off same, alcove off parlor, china closet sideboard built in dining room. Paneled wainscoting in reception hall and dining room. The latter to have beamed ceiling as marked on plan. Closet off kitchen. Cellar entrance from outside by rear stairs. Wash bowls in three of the bed-rooms. Linen cupboard off rear hall. Open staircase to attic. Attic finished plainly, there being a servant's bed-room, dry and store rooms, etc. Coved ceilings in principal rooms on first floor. Windows and doors of good size and design. Plate glass in principal rooms. Water closet in basement.

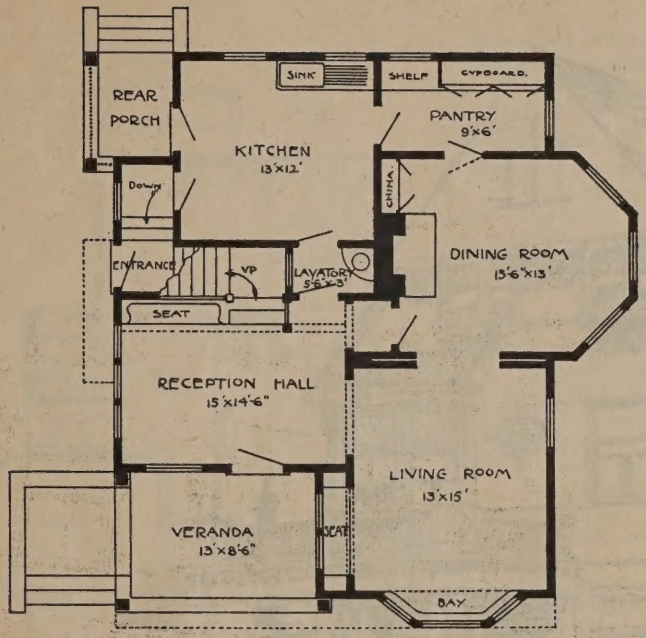
COST.—Estimated cost, $5,600, without plumbing, heating, or mantels. Price of working drawings, all details, specifications, etc, all in duplicate and license to build, $75.00.



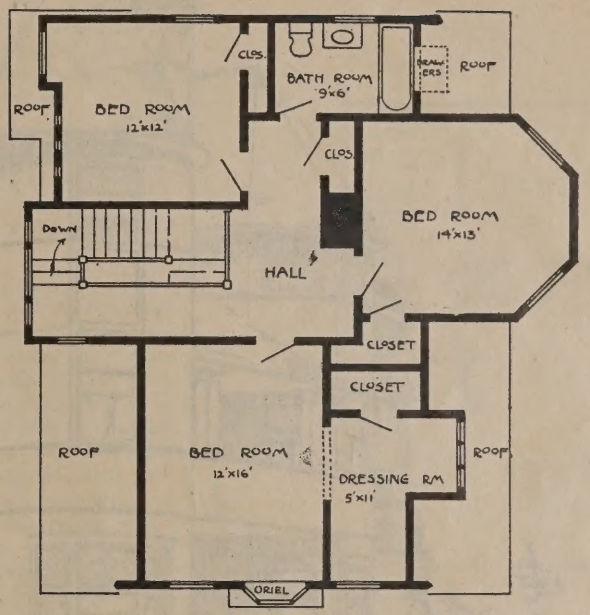
DESIGN NO. 346.

Estimated Cost, $2,850 without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 346.



▲FIRST FLOOR PLAN▲



▲SECOND FLOOR PLAN▲

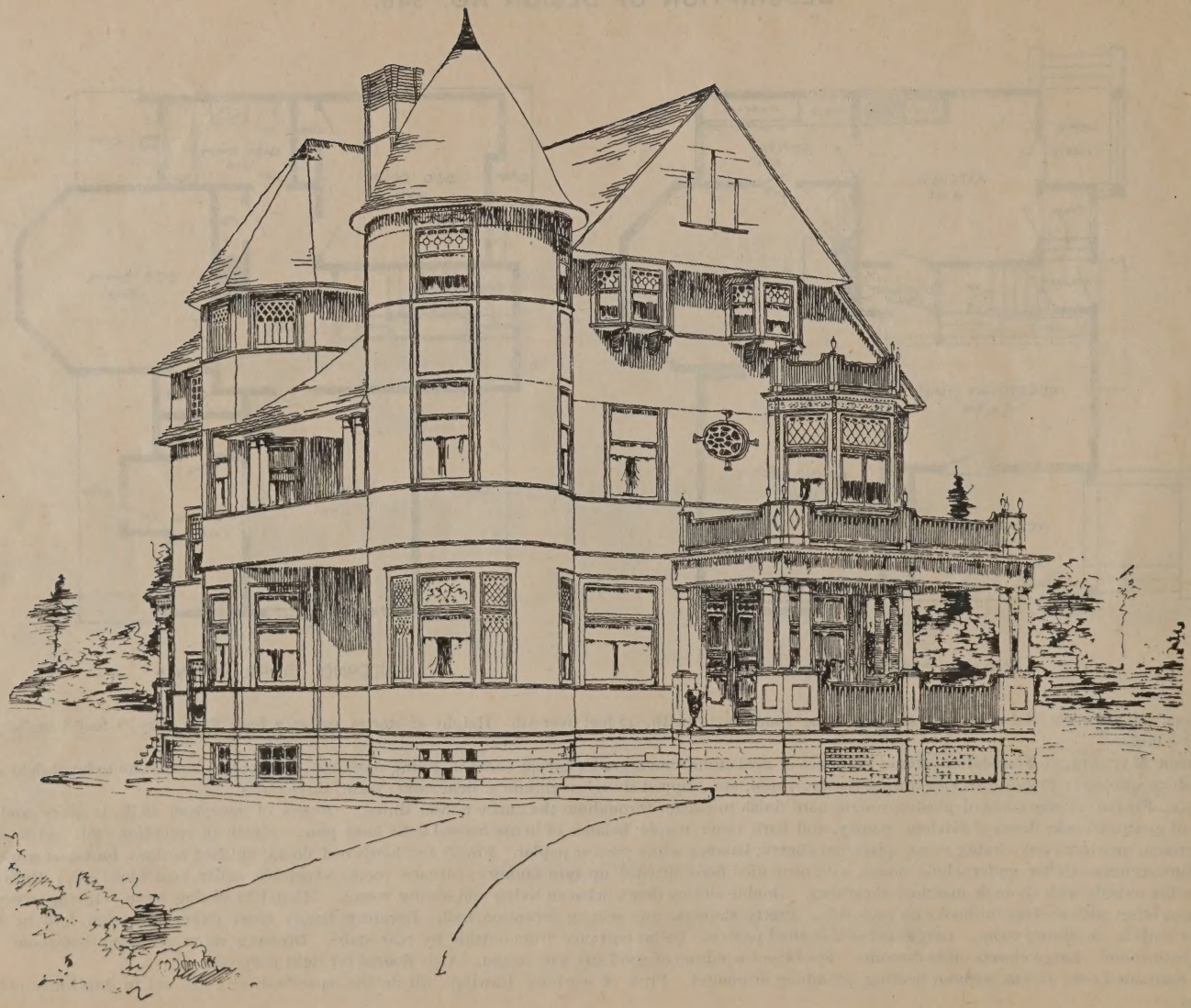
GENERAL DIMENSIONS—Length, 39 feet over living room bay; width, 42 feet over all. Height of stories, cellar, 7 feet; first story, 8 feet 8 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS—Foundation, stone; 12 inches of field stone above grade, except veranda, living room bay, rear porch, etc., same to be of field stone to sill of first story windows; first and second stories, dormers, roof, etc., dipped shingles; chimney, field stone; paint, three coats.

INTERIOR FINISH—Three coats of plaster; rough, hard finish to plaster throughout the entire house, tinted. Floors of reception hall, lavatory and dining room to be of quartered oak; floors of kitchen, pantry, and bath room, maple; balance of house floored with hard pine. Finish in reception hall, with staircase, and dining room, quartered oak; living room, quartered cherry; balance white pine or poplar. Finish and hardwood floors, finished natural, four-coat work.

ACCOMMODATIONS—Cellar under whole house, with cemented floor, divided up into laundry, furnace room, vegetable cellar, coal bins, etc. Entire house sheathed on the outside with 7/8-inch matched sheathing. Double sliding doors between living and dining rooms. Mantel in dining room. Living room has a bay and a seat offset with shelves for books on each side. Pretty staircase and seat in reception hall. Lavatory handy from either reception hall or kitchen. China closet built in, in dining room. Large and well-lighted pantry. Cellar entrance from outside by rear stairs. Dressing room off front bed-room. Linen drawers in bath-room. Large closets off bed-rooms. Doors and windows of good size and design. Attic floored for light purposes.

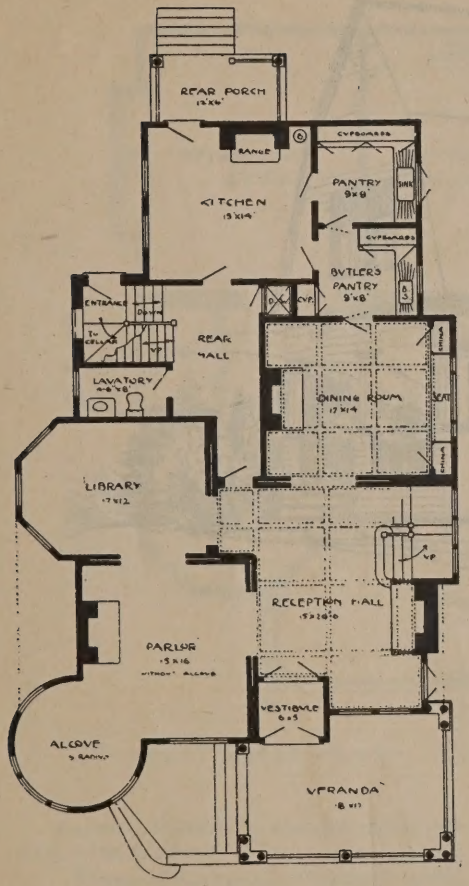
COST—Estimated cost, $2,850, without heating, plumbing or mantel. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $45,00.



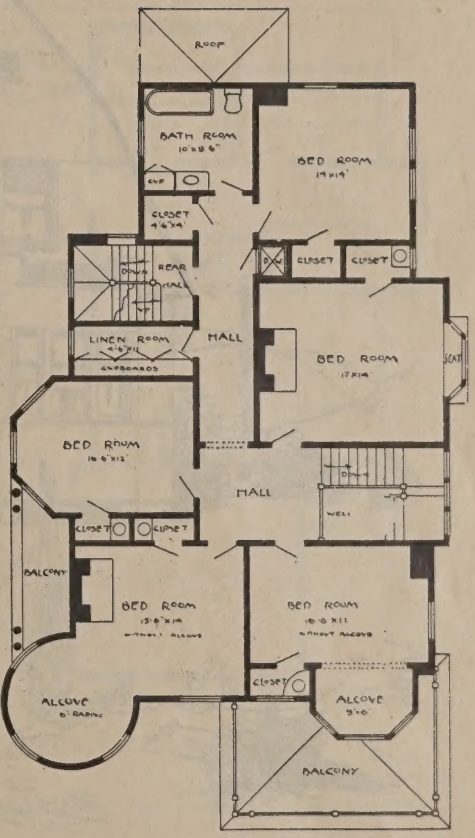
DESIGN NO. 347.

Estimated Cost, $8,400, without Plumbing, Heating or Mantels.

DESCRIPTION OF DESIGN NO. 347.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

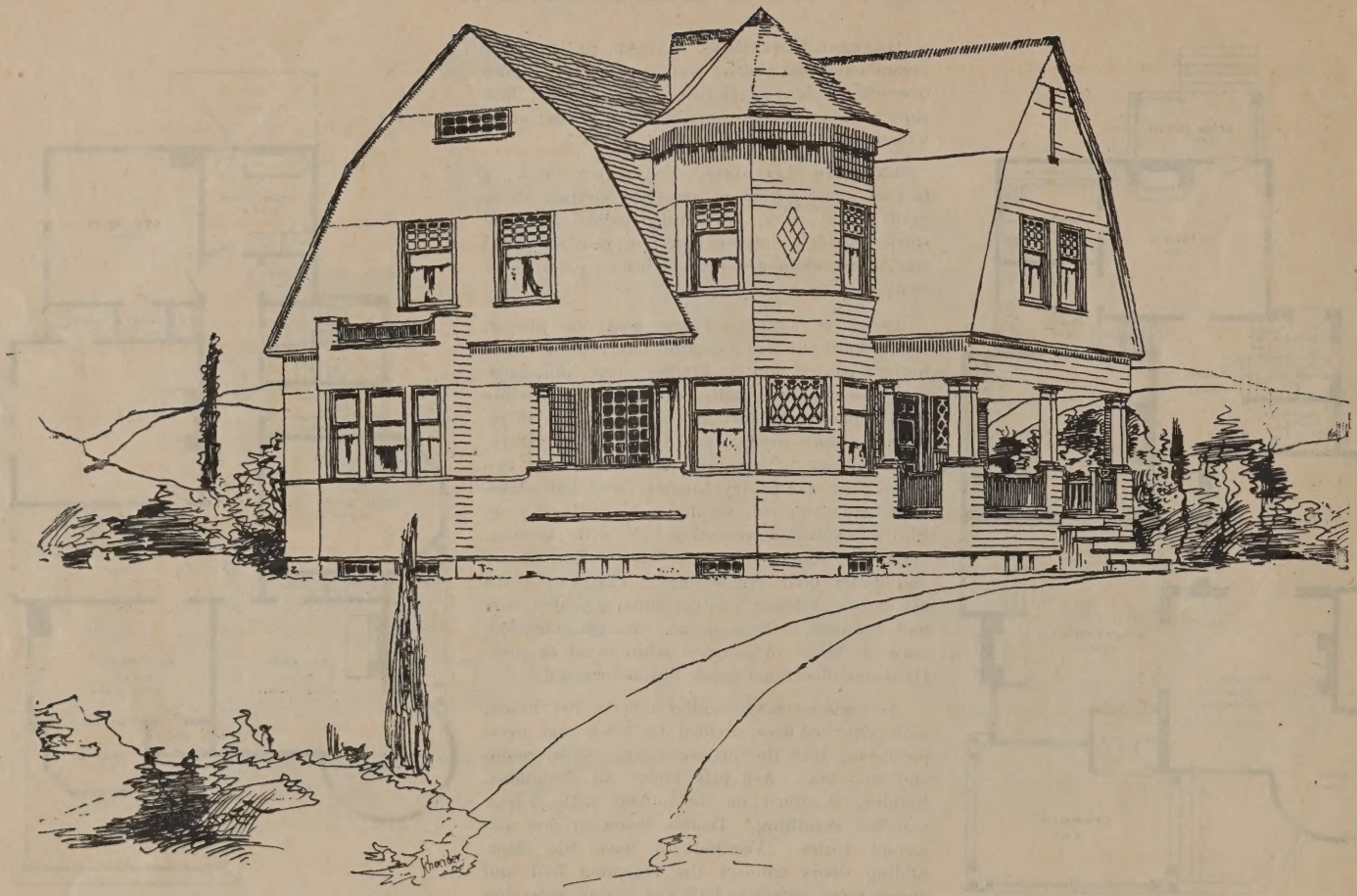
GENERAL DIMENSIONS. Length, 74 feet over veranda and rear porch; width, 42 feet 6 inches over all. Height of stories, cellar, 8 feet; first story, 10 feet; second story, 9 feet 4 inches; attic, 8 feet 10 inches

EXTERIOR MATERIALS.—Foundation, brick; 3 feet of stone ashlar in irregular courses above grade; first story, lap siding; second and attic stories, gables, dormers, etc., dipped shingles; roof, slate; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster, rough, hard finish in reception hall, dining room, butler's pantry, pantry, kitchen, rear hall, lavatory, second floor hall, bath-room, etc.; white hard finish in balance of house. Floors of reception room, dining room and butler's pantry, quartered oak, with parquet borders in first two rooms; floors of pantry, kitchen, rear hall, lavatory, bath-room, etc., maple; balance, hard pine. Finish in vestibule, reception hall, with staircase, and dining room, quartered oak; parlor, alcove and library, quartered sycamore, cherry or bird's eye maple; kitchen, pantry, butler's pantry, rear hall, lavatory, bath-room, etc., Georgia pine; balance of house in selected white wood or pine. Hardwood floors and finish, finished natural,

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by brick and wood partitions, into the necessary and useful rooms and coal bins. Ash pits under all fire-places. Building sheathed on the outside with 7/8-inch matched sheathing.* Double floors on first and second stories. Vestibule to have tile floor. Sliding doors connect the reception hall and dining room, reception hall and parlor, reception hall and library and library and parlor. Mantels in parlor, reception hall, dining room and two bed-rooms. Brick-set range in kitchen. Reception hall and dining room to have beamed ceilings, paneled wainscoting, etc. Coved ceilings in the parlor and library. Vestibule paneled on all sides and ceiling. China cupboards and seat combinations worked into end of dining room. Dumb waiter from basement to attic. Large pantry and butler's pantry. Lavatory in handy place. Cellar entrance from outside by rear stairs Butler's sink in butler's pantry. Alcoves off two front bed-rooms. Wash-bowls in closets off four bed-rooms. Seat and bay projection from side bed-room. Large linen rooms with plenty cupboards off hall. Medicine cupboard in bath-room. Two servants' bed-rooms, dry and store room, etc., finished in attic. Water closet in basement. Doors and windows of good size and special designs. Plate glass in all principal rooms.

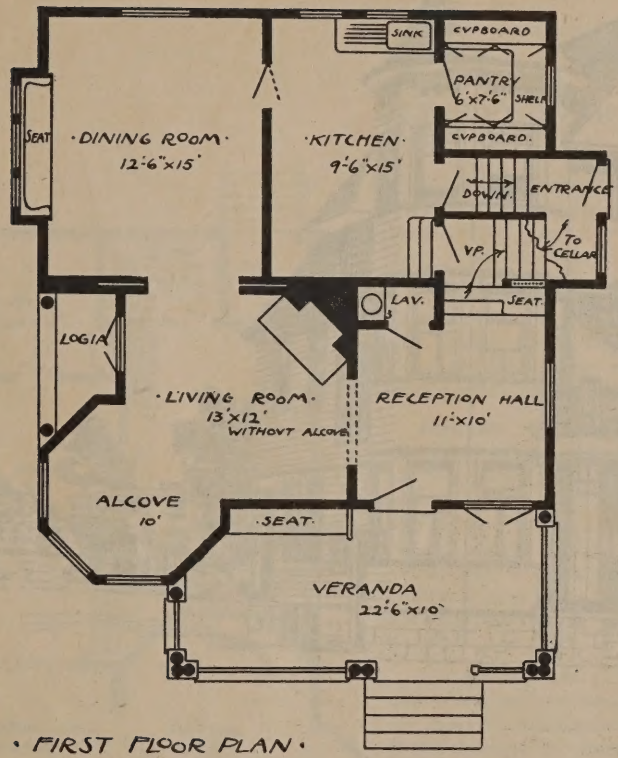
COST.—Estimated cost, $8,400, without heating, plumbing or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $90.00.



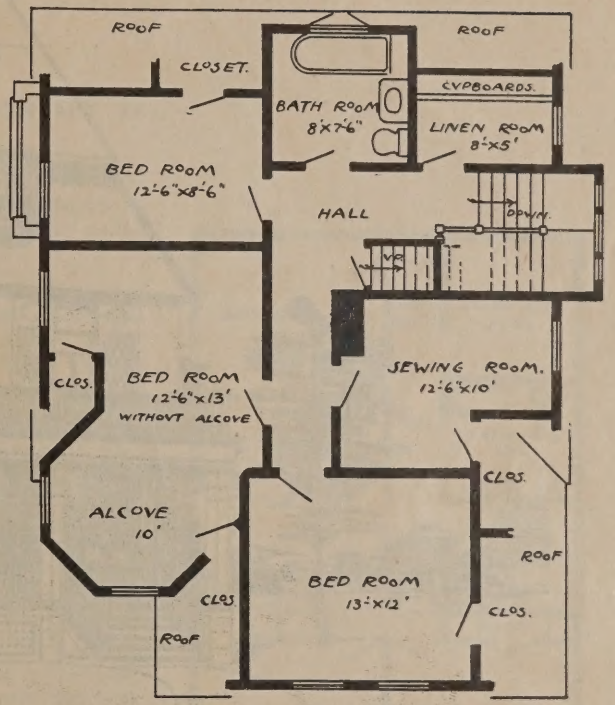
DESIGN NO. 350.

Contract Cost, $2,375, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 350.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

GENERAL DIMENSIONS.—Length, 39 feet over veranda ; width, 34 feet 6 inches over all. Heights of stories, cellar, 7 feet ; first story, 8 feet 8 inches ; second story, 8 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone ; 1 course 12-inch ashlar above grade ; whole building sheathed with 7/8-inch matched sheathing ; first story to top of windows, lap siding ; second story, gables, dormers, roof, etc., dipped shingles ; chimneys, pressed brick ; paint, two coats pure lead and oil paint, colors selected by owner.

INTERIOR FINISH.—Three coats of plaster, rough hard finish, with coved ceilings in reception hall, living room and dining room ; white hard finish in balance of house. Floors of reception hall and dining room of quartered oak with parquet borders. Floors in kitchen, pantry and bath of No. 1 maple Balance of white pine. Finish in reception hall, living room, and dining room of quartered sycamore, balance of house in yellow pine Hard wood floors in reception hall and dining room and all finish, finished natural.

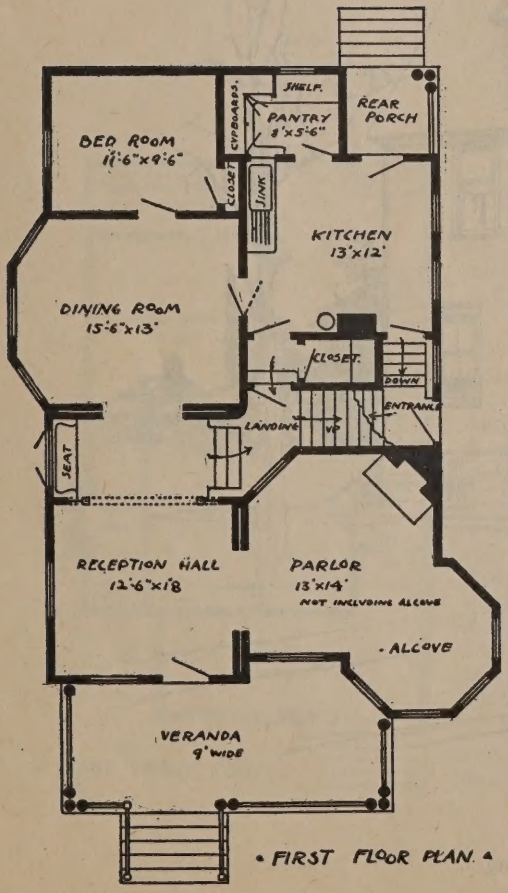
ACCOMMODATIONS.—Cellar under entire house with cemented floor, divided into vegetable cellar, laundry and furnace room with coal bins. Ash pit under fire-place. Mantel in living room. Seats in reception hall and dining room, lavatory off reception hall. Sizes of all rooms and location of closets and other fixtures as shown on plans.

COST.—Contract cost, $2,375, without plumbing, heating or mantel. Price of working drawings, all details, specifications, etc., and license to build, $40.00.

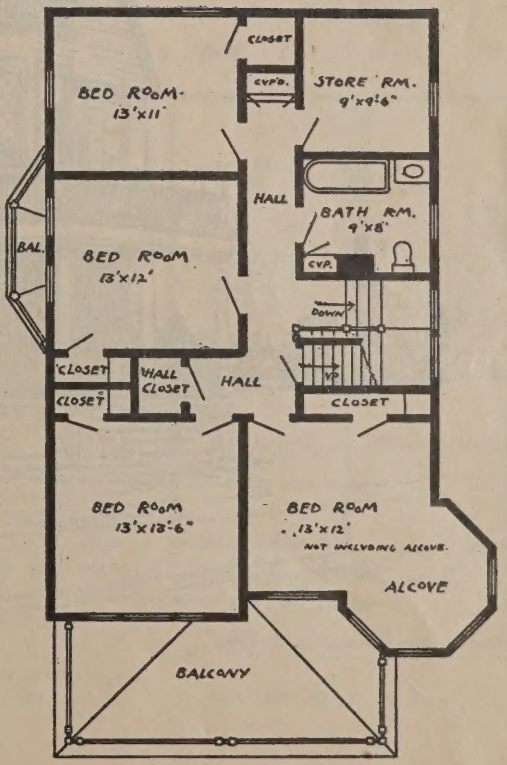
DESIGN NO. 351.

Contract Cost, $2,525 without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 351.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

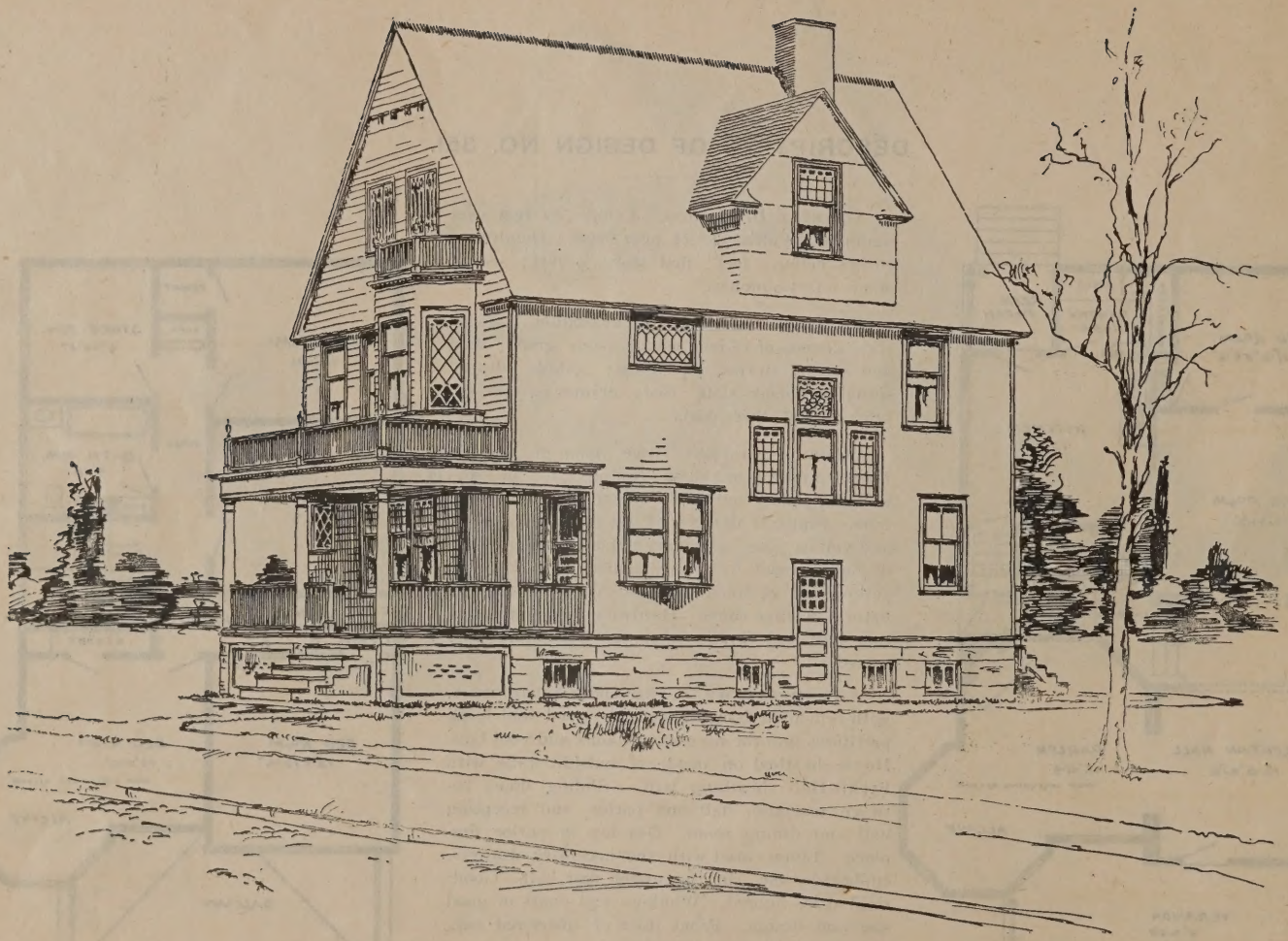
GENERAL DIMENSIONS.—Length, 52 feet over veranda. Width, 34 feet over bays. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 12-inch ashlar above grade; first and second stories, lap siding; gables, dipped shingles; black slate roof; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster. Floors of reception hall and dining room of oak; kitchen, pantry and bath-room, maple; balance of pine. Finish is all to be of selected white wood and yellow pine; first story finished in whitewood of neat special design; balance of building in yellow pine of stock design. All work finished natural in three coats. Hardwood floors in reception hall and dining room finished natural and waxed.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by wood and brick partitions into the necessary rooms and coal bins. House sheathed on inside of outside walls with Byrkit-Hall sheathing lath. Sliding doors between reception hall and parlor, and reception hall and dining room. Gas log in parlor fireplace. Linen closet with the necessary drawers, cupboards, etc., in the upper rear hall. Good-sized attic, floored. Windows and doors of good size and design. Front door of quartered oak, glazed with beveled plate glass.

COST.—Contract cost, $2,525, without heating, mantels or plumbing. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $45.00.



DESIGN NO. 356.

Contract Cost, $2,150 without Heating or Plumbing.

DESCRIPTION OF DESIGN NO. 356.

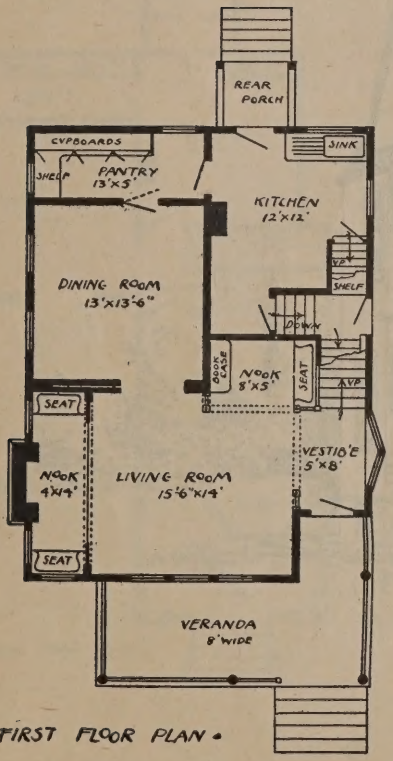
GENERAL DIMENSIONS.—Length, 43 feet over veranda. Width, 29 feet over bays. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade; first and second stories, lap siding; gables, roof, etc., dipped shingles; chimneys, pressed brick; paint, two coats.

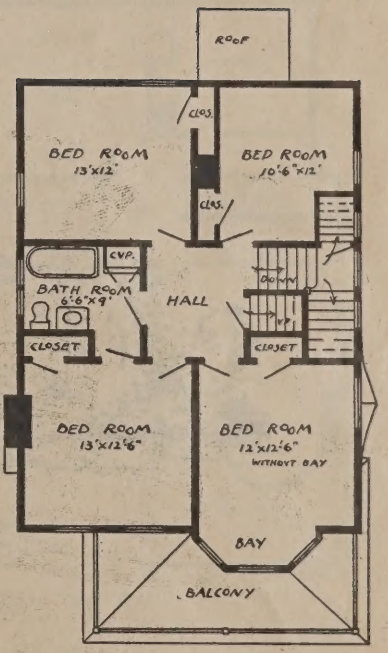
INTERIOR FINISH.—Three coats of plaster, with living room, dining room, nooks, etc., tinted; floors of kitchen, pantry and bath-room of maple, balance, soft pine; finish is all to be of selected yellow pine and basswood, of neat special design; first floor all detailed and finished natural in three-coat work; balance of building finished in basswood, of stock design, painted in tints to suit owner, in three-coat work.

ACCOMMODATIONS.—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the inside of outside walls with the Byrkit-Hall sheathing lath. Sliding door between living room and dining room, nooks off living room. Fire-place and brick mantel detailed in nook off living room. Rear stairs to second floor and attic. Case of drawers for linen in bath-room. Good-sized attic, floored. Windows and doors of good size and design. Front door of quartered oak, glazed with beveled plate glass.

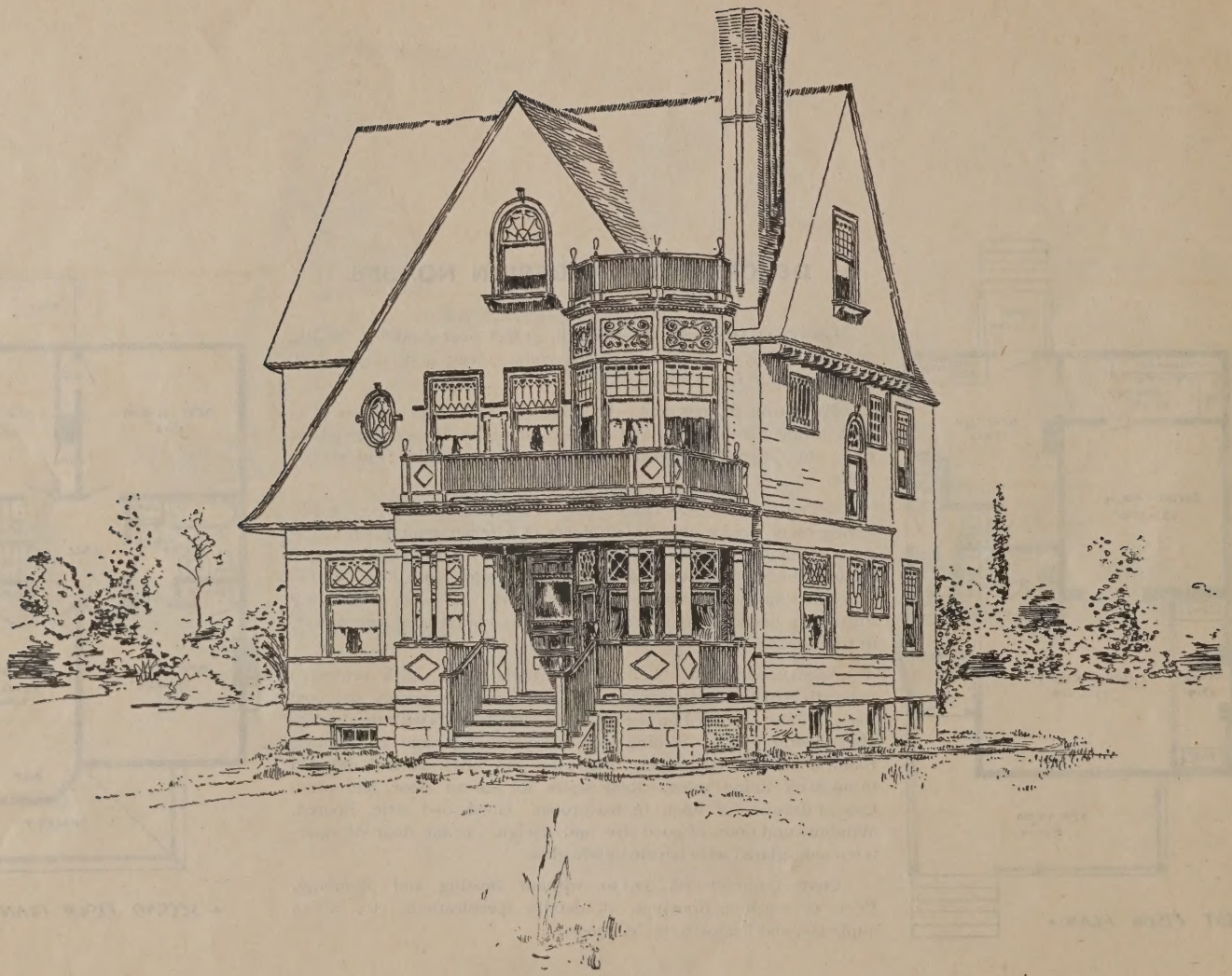
COST—Contract cost, $2,150, without heating and plumbing. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $36.00.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



DESIGN NO. 357.

Contract Cost, $2,400, without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 357.

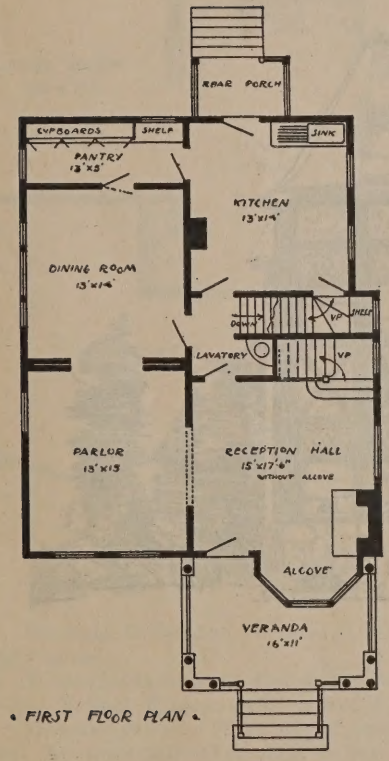
GENERAL DIMENSIONS.—Length, 47 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar above grade; first story, lap siding; second story, gables, roof, etc., dipped shingles; chimneys, pressed brick; paint, three coats.

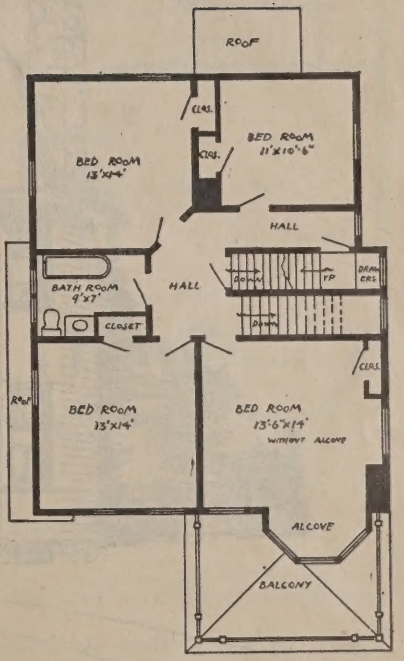
INTERIOR FINISH.—Three coats of plaster. Floor of reception hall, oak; floors of kitchen, pantry, lavatory and bath-room, maple; balance of hard pine. Finish is all to be of selected white pine or poplar, of neat special design, finished natural; three-coat work; hard-wood floors, finished natural.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by brick and wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing. Sliding doors between parlor and dining room. Fire-place in reception hall. Alcoves off reception hall and one bed-room. Lavatory under stairs. Rear stairs to second floor and attic. Case of drawers for linen on second floor. Good-sized attic, floored. Windows and doors of good size and design. Front door of oak and glazed with beveled plate glass.

COST—Contract cost, $2,400, without heating, plumbing or mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



• FIRST FLOOR PLAN •

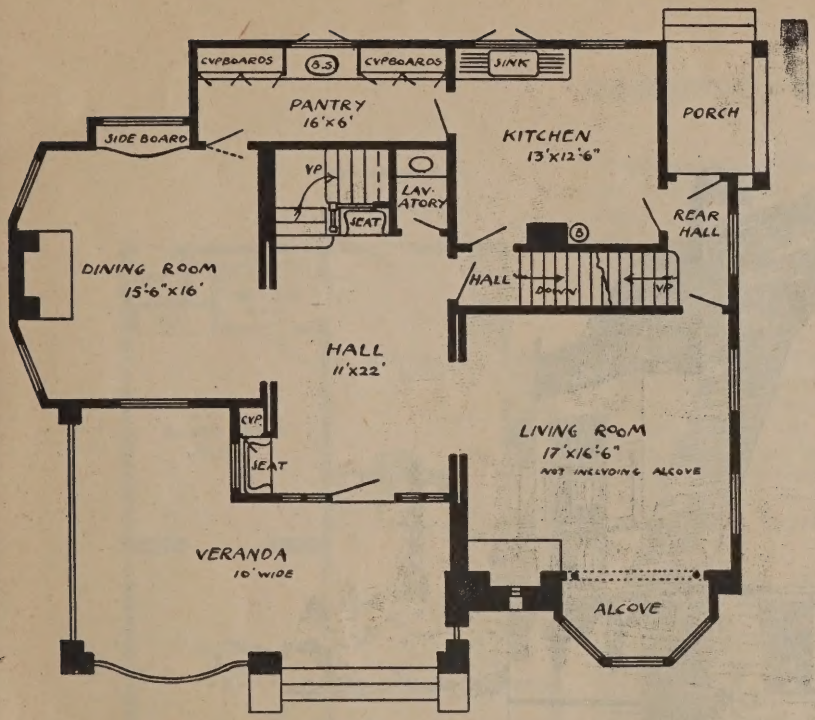


• SECOND FLOOR PLAN •

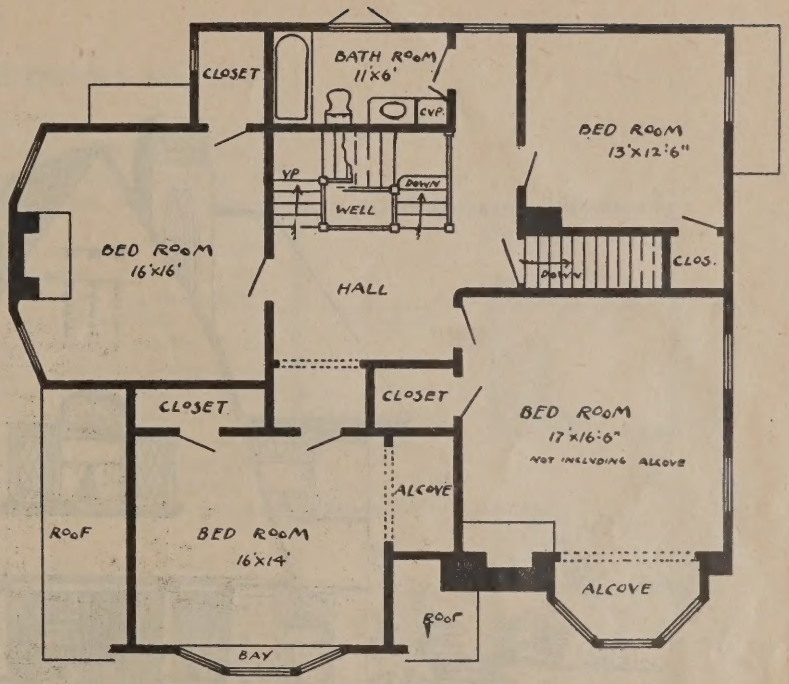
DESIGN NO. 358.

Estimated Cost, $4,600, without Heating, Mantels or Plumbing.

DESCRIPTION OF DESIGN NO. 358.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

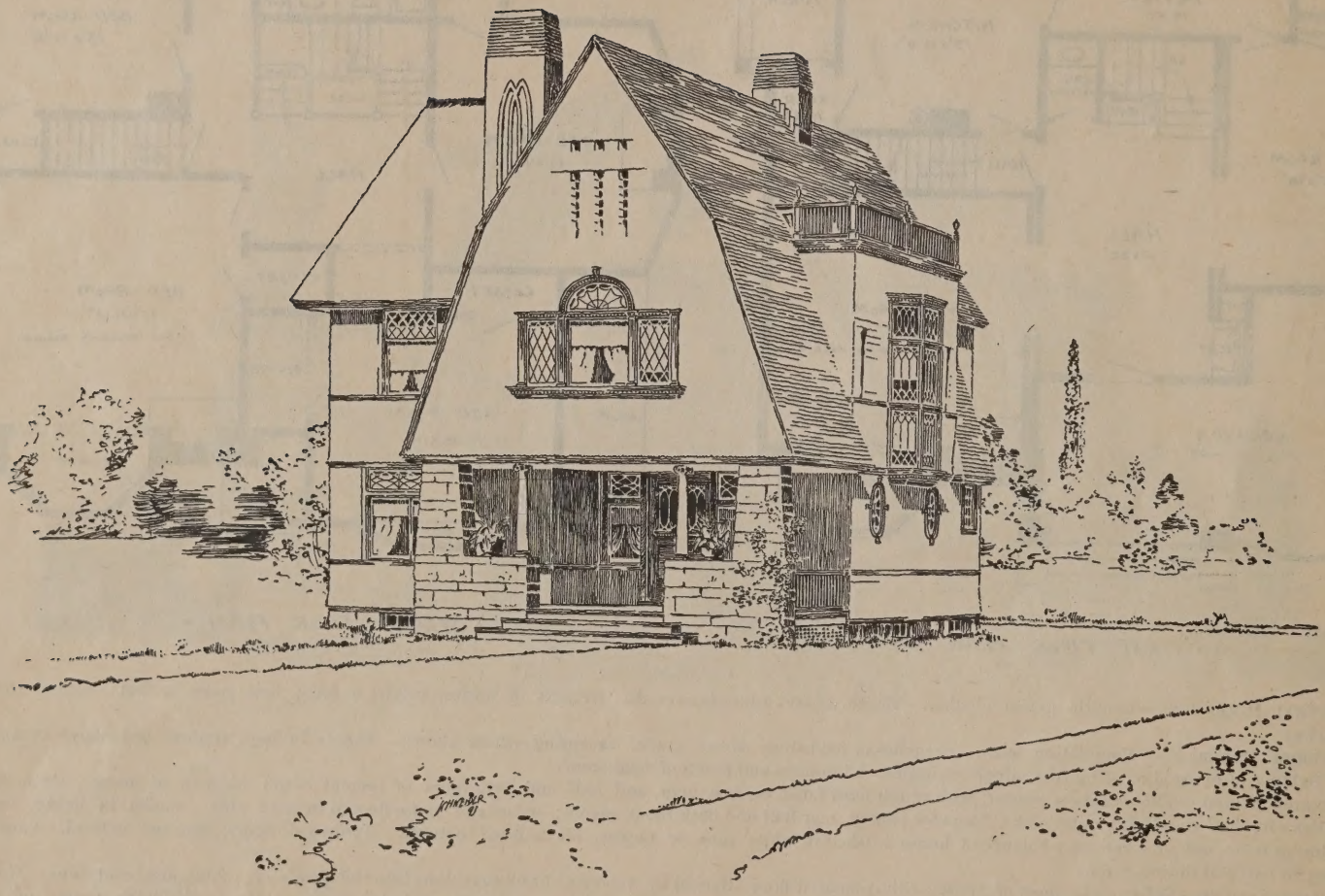
General Dimensions.—Length, 40 feet 6 inches. Width, 48 feet 6 inches over all. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

Exterior Materials.—Foundation, stone; 12 inches of field stone above grade, excepting where shown. Panels in bay window and above veranda, cement. Balance of house, including roof, dipped shingles. Chimneys and porch of field stone.

Interior Finish.—Three coats of plaster, with rough hard finish on first floor, and hall and bath-room of second floor; balance of house, white hard finish. Floors for hall and dining room, oak; floors for pantry, rear hall and bath-room, maple; balance of house floored in hard pine. Finish in living room, hall and dining-room, oak or sycamore; balance of house finished in white pine or poplar, all finished natural. Hardwood floors, finished natural. Paneled wainscoting in hall and dining room.

Accommodations.—Cellar under most of house, with cemented floor, divided by wood and brick partitions into the necessary rooms and coal bins. House sheathed on outside with 7/8-inch matched sheathing. Sliding doors between hall and living room, and hall and dining room. Alcoves off living room and two bed-rooms. Fire-places in living room, dining room and two bed-rooms. Lavatory under stairs in main hall. Sideboard built in dining room, with designed windows above. Rear stairs to second floor, accessible from outside, kitchen and living room. Cellar stairs accessible from kitchen and hall. Very large pantry with cupboard, drawers, flour bin and butler's sink. Four large bed-rooms on second floor, each having a spacious closet. A good-sized attic, floored, but not finished, reached by stairs over main stairs. Windows and doors of good size and design.

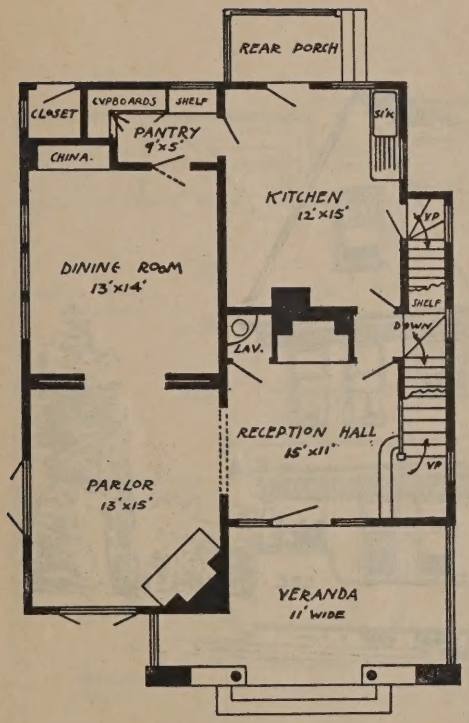
Cost.—Estimated cost, $4,600, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $65.00.



DESIGN NO. 359.

Contract Cost, $2,400, with Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN NO. 359.



FIRST FLOOR PLAN

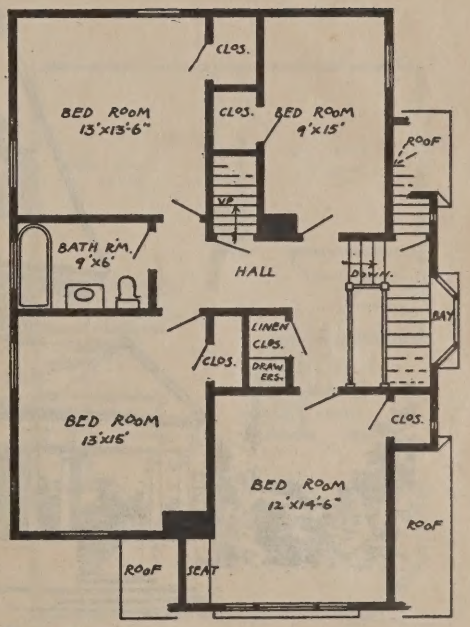
GENERAL DIMENSIONS—Length, 41 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; one course of 12-inch ashlar above grade. First and second stories, gables, dormers, roof, etc., dipped shingles; chimneys. pressed brick; paint, three coats.

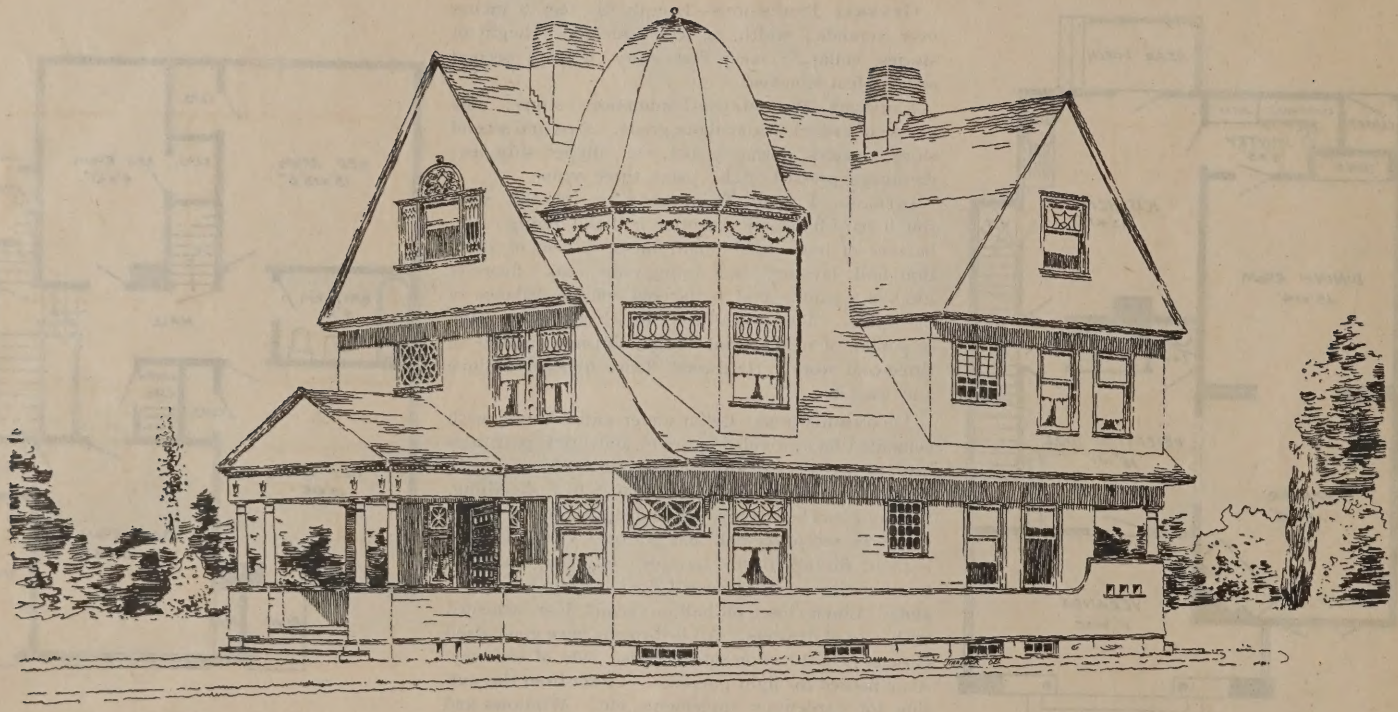
INTERIOR FINISH– Three coats of plaster, with rough hard finish, in reception hall and dining room, balance of house, white hard finish. Floors of reception hall, lavatory and dining room, oak; floors of kitchen, pantry and bath-room, maple; balance in hard pine. Finish is all to be of selected white pine or poplar, of neat special design, finished natural in three-coat work. Hardwood floors finished antique and waxed.

ACCOMMODATIONS Cellar under entire house, with cemented floor, divided by wood and brick partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing. Sliding doors between parlor and dining room. Fireplaces in reception hall and parlor. China cabinet built in dining room. Lavatory off reception hall. Combination stairs to second floor. Very large veranda Linen closet off hall on second floor furnished with case of drawers. All bed-rooms have good sized closets. Oriel bay on side of house, side of stairway. Attic floored for light purposes. Closet from the outside for gardening implements, etc. Windows and doors of good size and design. Front door of oak and glazed with beveled plate glass.

COST—Estimated cost, $2,400, without heating, plumbing, or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



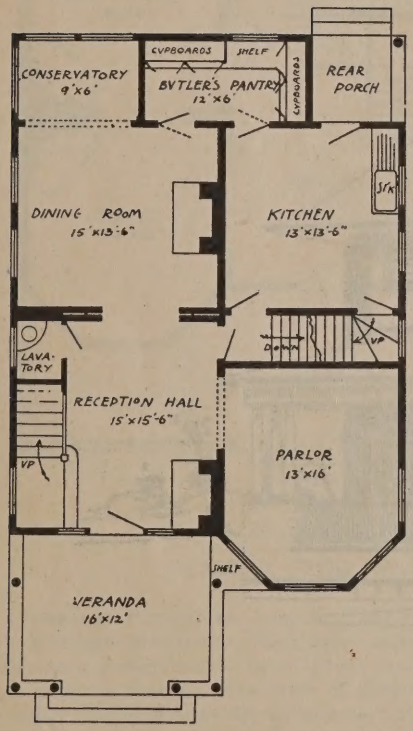
SECOND FLOOR PLAN



DESIGN NO. 360.

Estimated Cost, $2,500, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 360.



▲ FIRST FLOOR PLAN ▲

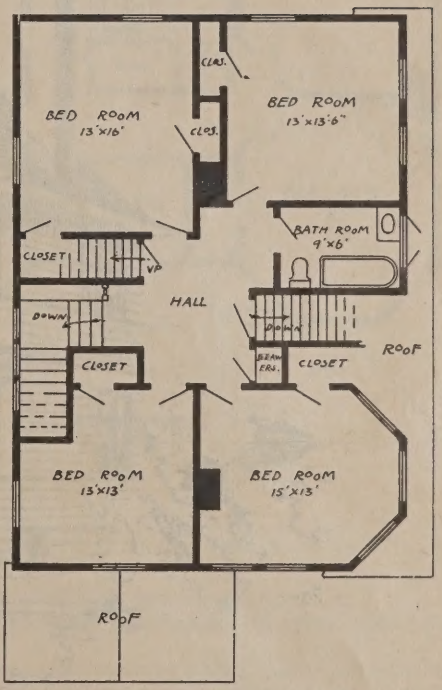
GENERAL DIMENSIONS—Length, 49 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories, cellar, 7 feet; first floor, 9 feet; second story, 8 feet 6 inches

EXTERIOR MATERIALS—Foundation, stone; one course of 14-inch ashlar above grade. First story, lap siding; second story, gables, roof, dormers, dipped Shingles. Chimneys, pressed brick. Paint, three coats.

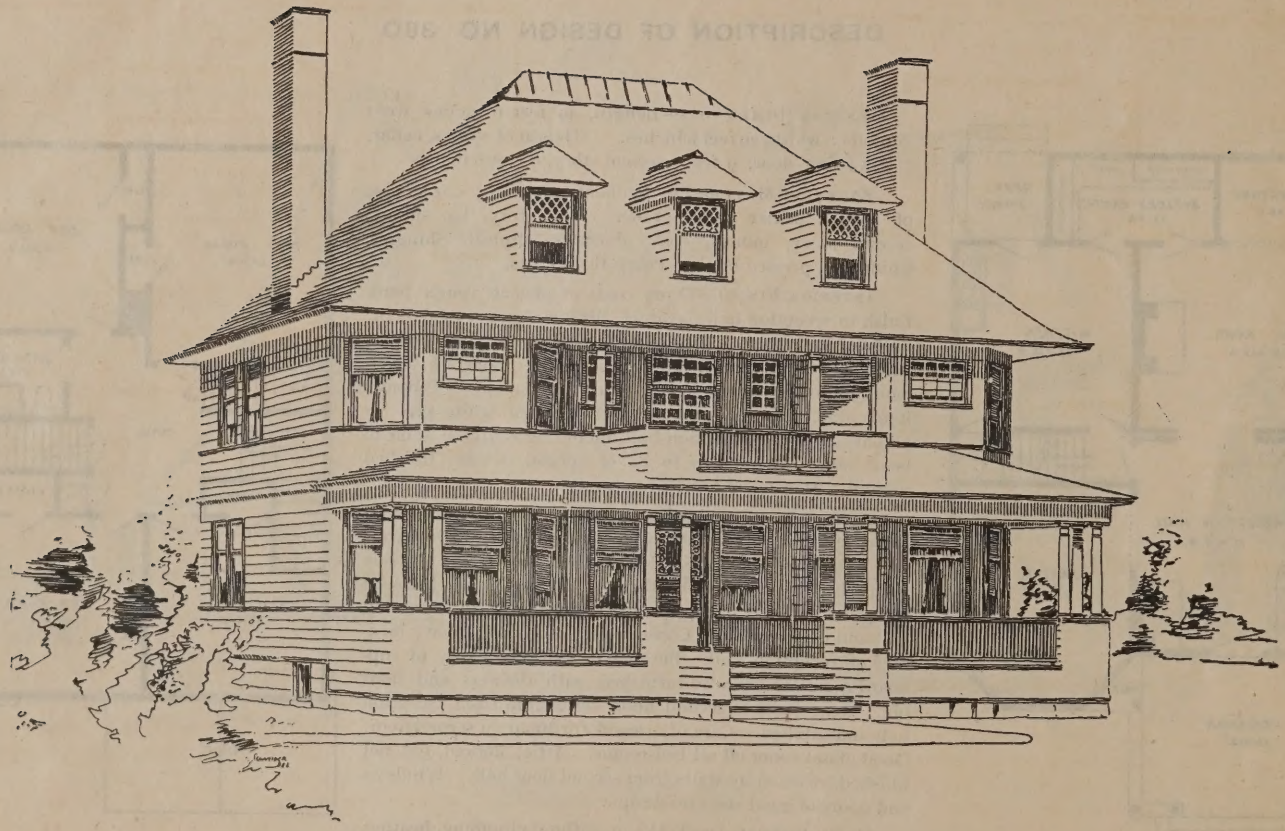
INTERIOR FINISH—Three coats of plaster, rough hard finish in reception hall, lavatory, dining room, second floor hall and bath-room. White hard finish in balance of house Floors of reception hall and lavatory, oak; floors of kitchen pantry and bath-room, maple; floors of balance of house hard pine. Finish is all to be of selected white pine or poplar, except in reception hall, including staircase, same to be of oak. All finish is to be of special design, finished natural. Hardwood finished natural.

ACCOMMODATIONS—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with 7/8-inch matched sheathing. Sliding doors between reception hall and dining room. Fire-places in reception hall and dining room. Conservatory off dining room; lavatory off reception hall. Butler's pantry has plenty of cupboard room, and is also furnished with drawers and flour bin. Rear stairs to second floor, accessible from reception hall and kitchen. Case of drawers for linen on second floor. Good closet room off all bed-rooms. Attic, floored, but not finished, reached by stairs from second floor hall. Windows and doors of good size and design.

COST—Estimated cost, $2,500, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $42.00.



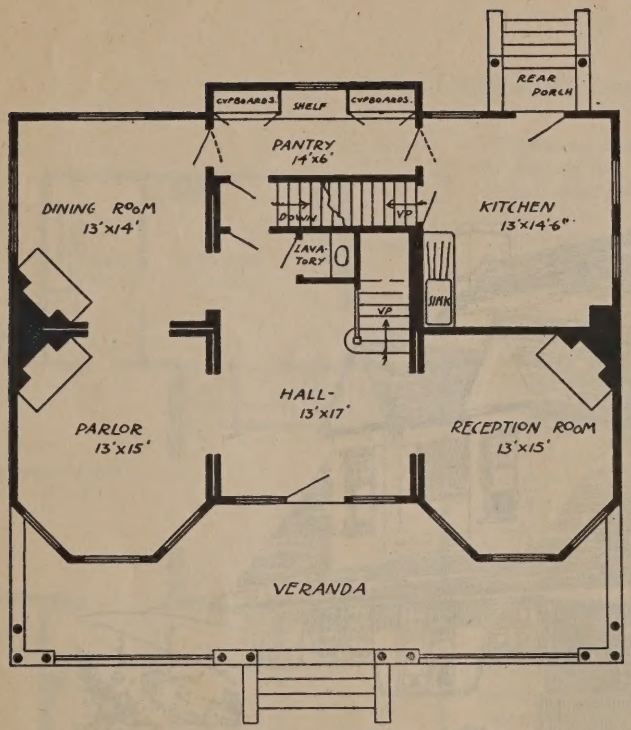
▲ SECOND FLOOR PLAN ▲



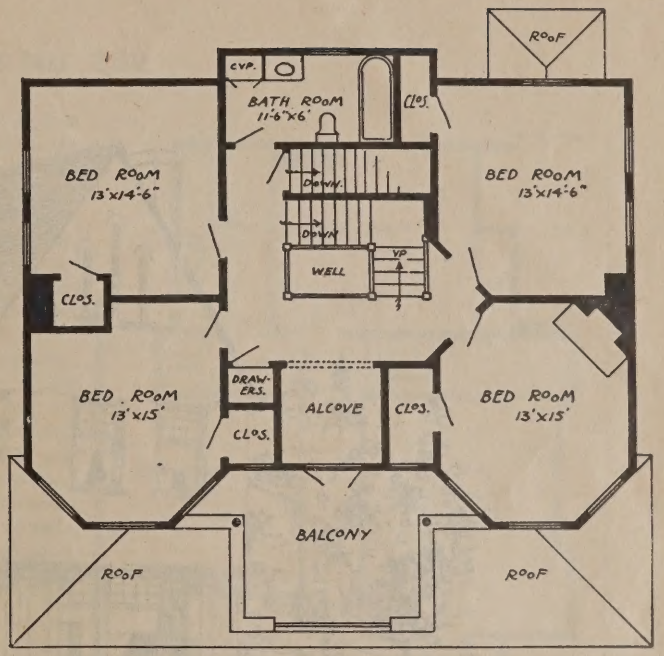
DESIGN NO. 361.

Estimated Cost, $2,815, without Plumbing, Heating or Mantels.

DESCRIPTION OF DESIGN NO. 361.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

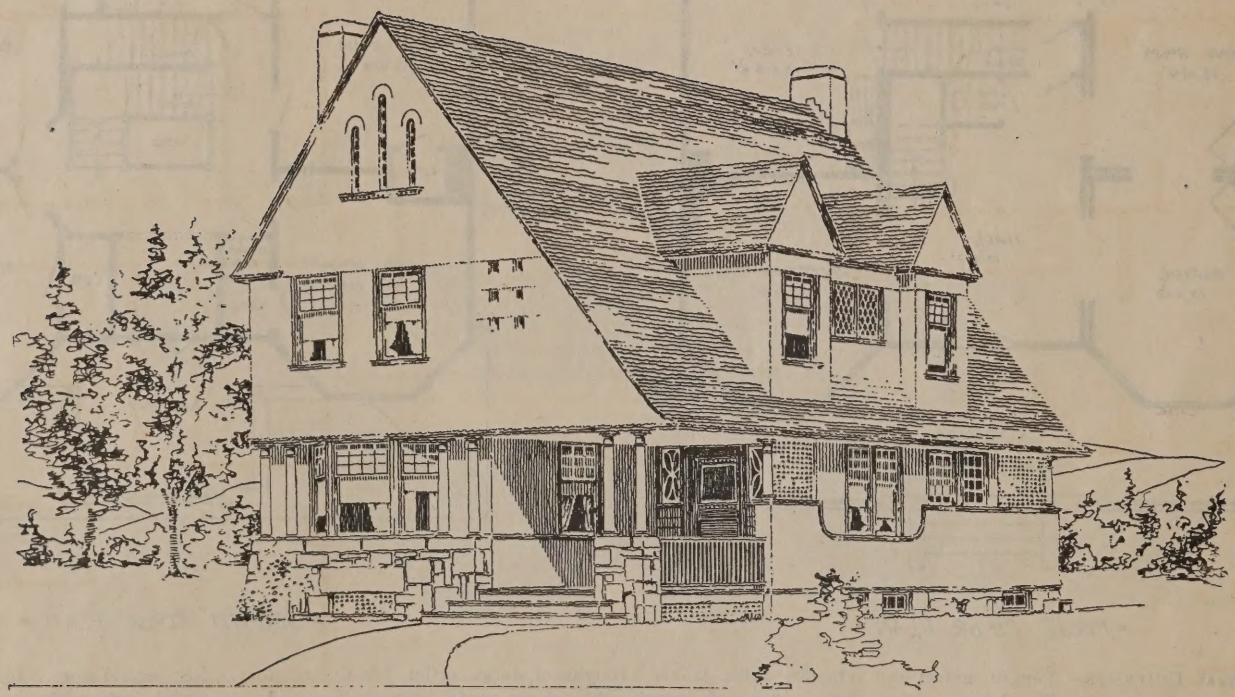
GENERAL DIMENSIONS—Length, 40 feet over veranda; width, 42 feet. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 in.

EXTERIOR MATERIALS—Foundation, stone; three courses of 10-inch ashlar above grade. First and second stories and dormers, lap siding. Roof, slate. Chimneys, pressed brick. Paint, three coats.

INTERIOR FINISH—Three coats of plaster, with white hard finish throughout. Floors of hall and lavatory, oak; floors of kitchen, pantry and bath-room, maple; balance of house floored with hard pine. Finish is all to be of selected pine or poplar of neat special design, finished natural. Hardwood floors finished natural.

ACCOMMODATIONS—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. Whole house sheathed on the inside of outside walls with the Byrkit-Hall sheathing lath. Sliding doors between hall and reception room, hall and parlor, parlor and dining room, and hall and dining room. Fire-places in reception room, parlor, dining room and one bed-room. Lavatory under stairs in hall. Cellar stairs accessible from all parts of the house. Large pantry with plenty of cupboard room. Case of drawers for linen on second floor, off hall. Balcony over veranda. Alcove on second floor could be used as sewing room. All bed-rooms have large closets. Good sized attic, reached by stairs over main stairs. Windows and doors of good size and design.

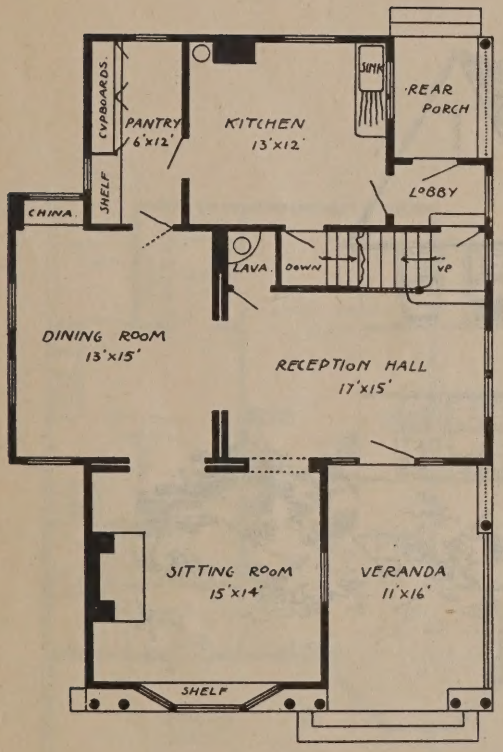
COST—Estimated cost, $2,815, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $42.00.



DESIGN NO. 362.

Estimated Cost, $2,450, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 362.



FIRST FLOOR PLAN

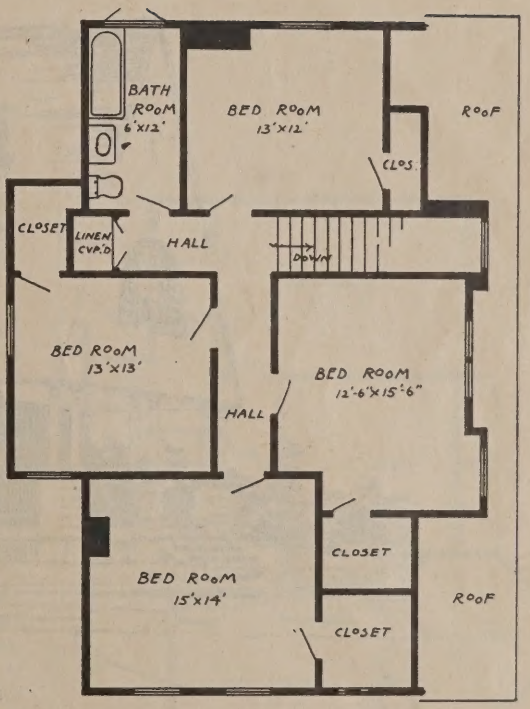
GENERAL DIMENSIONS—Length, 45 feet. Width, 32 feet. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS — Foundation, stone ; 18 inches of stone work above grade, except in front, same to be stone to first story window sill. First and second stories, gables, dormers, roof, etc., dipped shingles. Chimneys, brick. Paint, three coats.

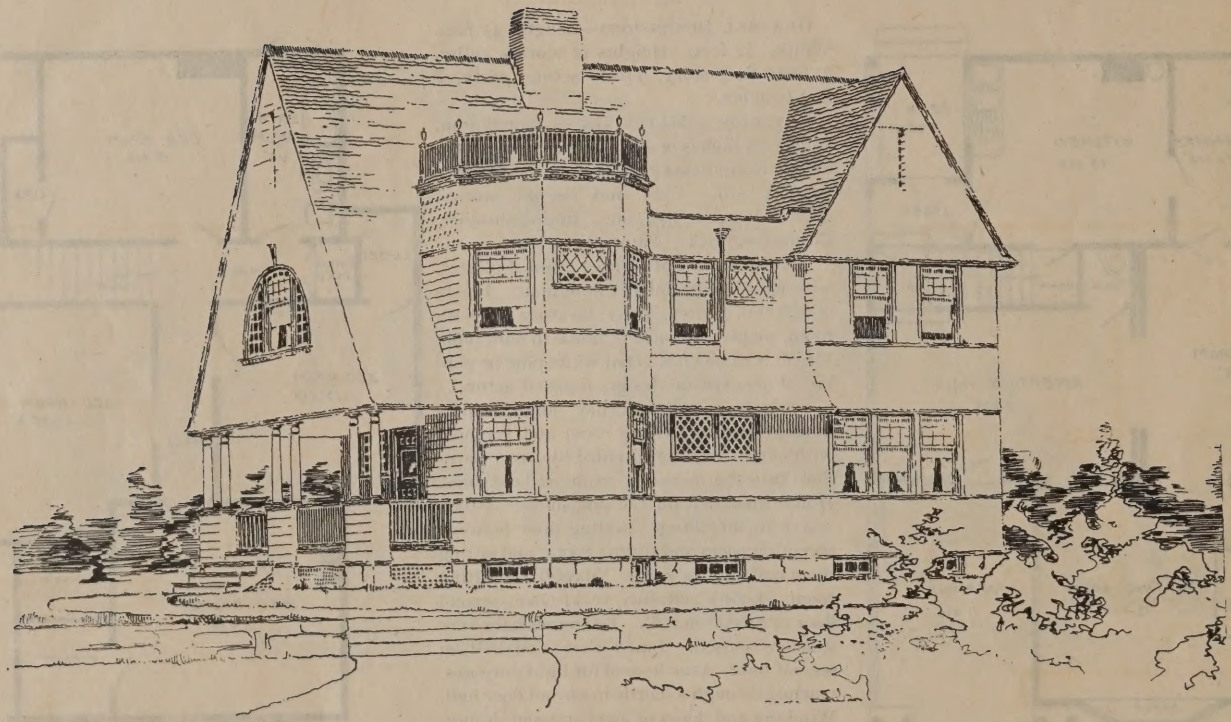
INTERIOR FINISH—Three coats of plaster, with white, hard finish throughout. Floors of kitchen, pantry, lobby, lavatory and bath room, maple ; balance of house in hard pine. Finish is to be of selected white pine or poplar, of neat special design, finished natural.

ACCOMMODATIONS—Cellar under entire house, excepting sitting room and veranda, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside by 7/8-inch matched sheathing. Sliding door between reception room and dining room, and sitting room and dining room. Mantel in sitting room. Lobby entrance to kitchen, second floor or reception hall. Bed rooms have very spacious closets Linen closets off hall on second floor. Attic floored for light purposes, reached through a scuttle in second floor hall. Windows and doors of good size and design.

COST Estimated cost $2,450, without plumbing, heating or mantels. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $40.00.



SECOND FLOOR PLAN



DESIGN NO. 364.

Estimated Cost, $2,250, without Heating, Mantel or Plumbing

DESCRIPTION OF DESIGN NO. 364.

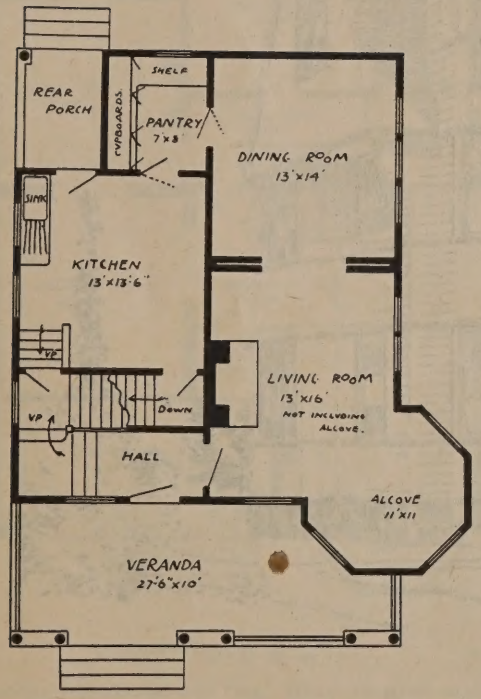
GENERAL DIMENSIONS—Length, 42 feet over veranda. Width, 32 feet 6 inches, over all. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; 12 inches of ashlar above grade. First story, lap siding; second story, gables, dormers, roof, etc., dipped shingles Chimneys, pressed brick. Paint, three coats.

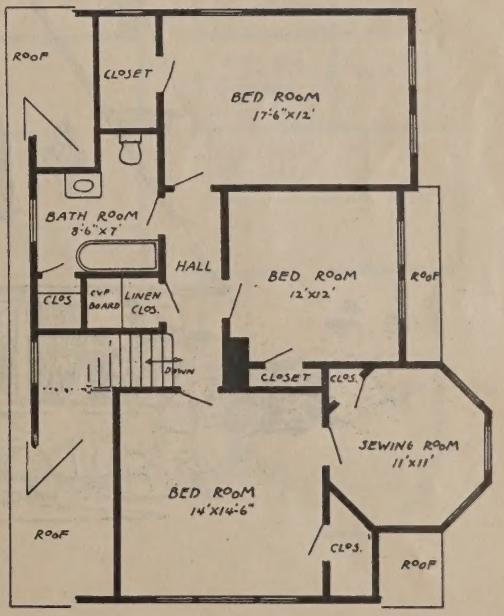
INTERIOR FINISH—Three coats of plaster, with white hard finish throughout. The floors of kitchen, pantry and bath room, maple; balance in hard pine. Finish is all to be of selected white pine or poplar of neat special design for principal rooms, finished natural.

ACCOMMODATIONS—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with 7/8-inch matched sheathing. Sliding doors between living room and dining room. Alcove off living room. Linen closet off hall on second floor, furnished with cupboard and case drawers Sewing room on second floor, may be used for alcove or child's room. Mantel in living room. Each bed room has a large closet. Combination stairs from kitchen and hall to second floor. Attic floored for light purposes, reached through scuttle in hall on second floor.

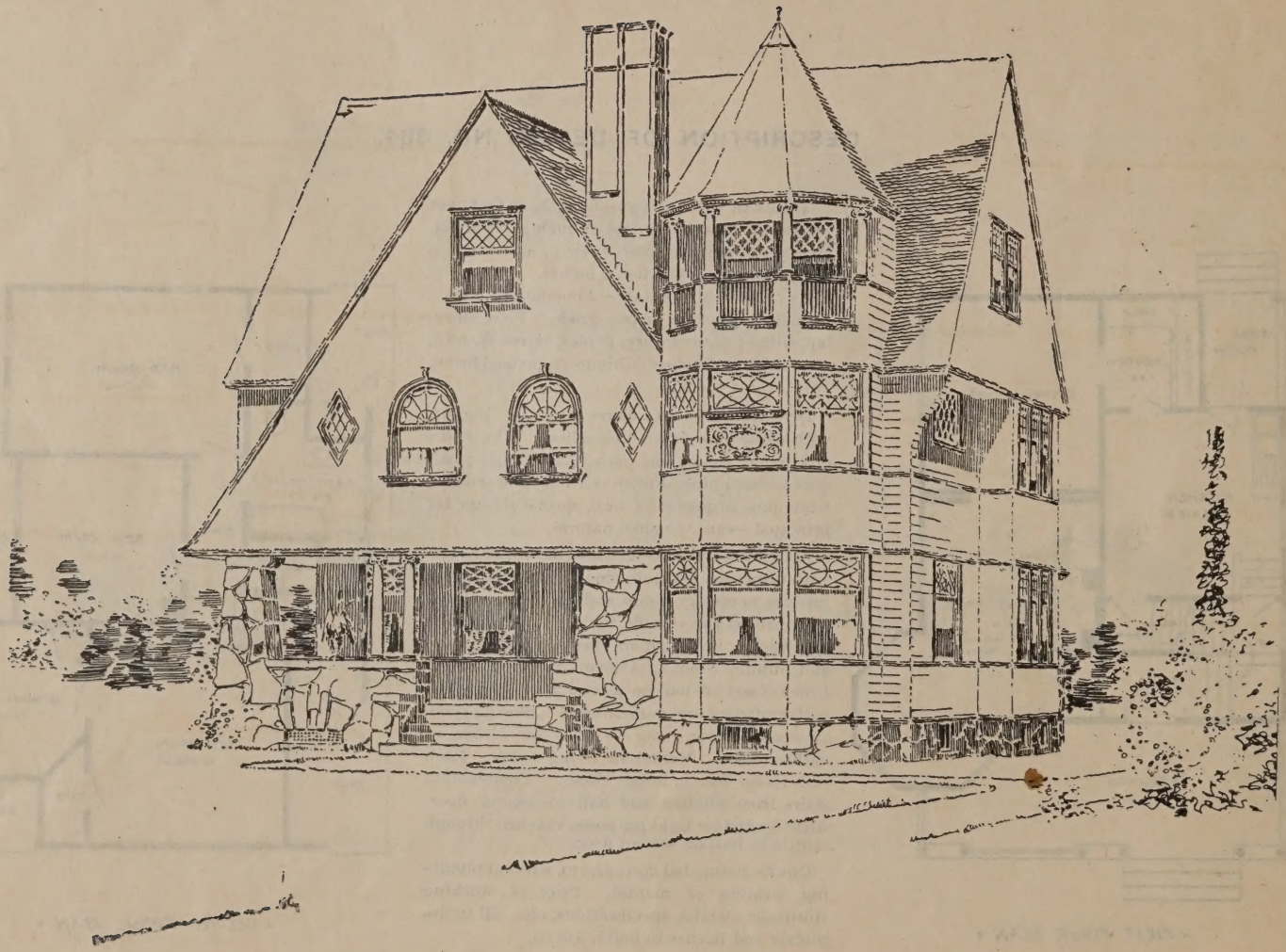
COST—Estimated cost, $2,250, without plumbing, heating or mantel. Price of working drawings, details, specifications, etc., all in duplicate and license to build, $38.00.



• FIRST FLOOR PLAN •



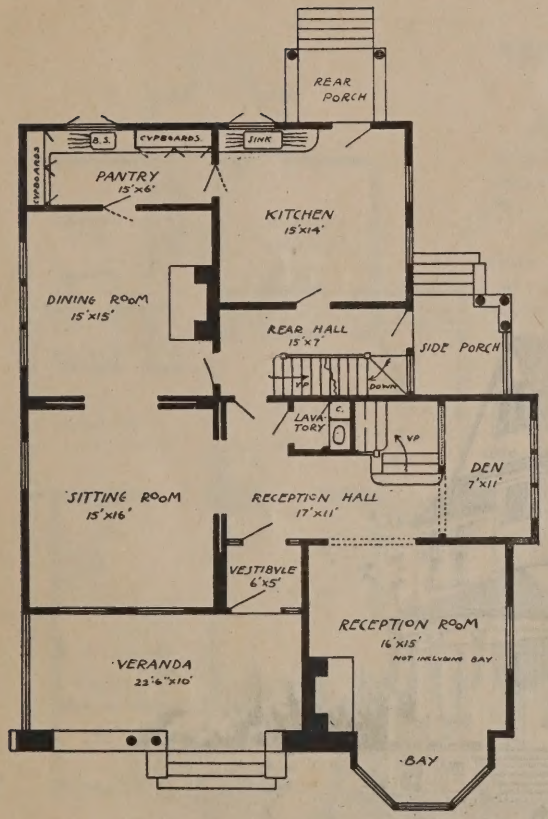
• SECOND FLOOR PLAN •



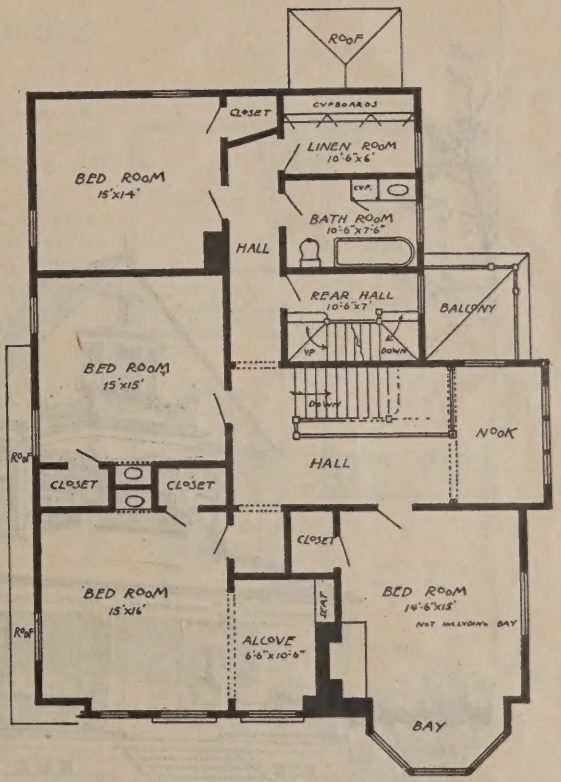
DESIGN NO. 365.

Estimated Cost, $4,800, without Plumbing, Heating or Mantel.

DESCRIPTION OF DESIGN NO. 365.



▲ FIRST FLOOR PLAN ▲



▲ SECOND FLOOR PLAN ▲

GENERAL DIMENSIONS—Length, 55 feet 6 inches over reception room bay. Width, 41 feet 6 inches over all. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; 24 inches of field stone above grade. Veranda of field stone. First story, lap siding; second and attic stories, gables, dormers, roof, etc., dipped shingles. Chimneys, pressed brick. Paint, three coats.

INTERIOR FINISH Three coats of plaster, with rough hard finish in reception hall, den, rear hall and dining room; balance of house white hard finish Floors of reception hall, dining room, den and vestibule, oak; floors of kitchen, pantry, rear hall, and bath room of maple; floors of balance of house hard pine. Finish in reception hall, vestibule, den and dining room, oak; finish of sitting room and reception room, sycamore; balance of house in pine or poplar, all to be finished natural. Hardwood floors, finished natural. Coved ceilings in principle rooms on first floor. Paneled wainscoting in reception hall, den, dining room and vestibule.

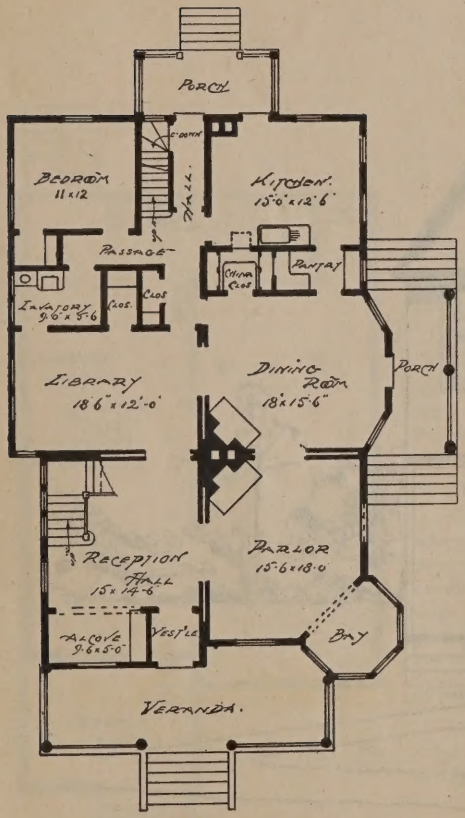
ACCOMMODATIONS—Cellar under entire house, with cemented floor divided by wood partitions, into the recessary rooms and coal bins. House sheathed on the inside of the outside walls with the Byrkit-Hall sheathing lath. Sliding doors between reception hall and sitting room, and sitting room and dining room. Alcoves off reception room and two bed-rooms Lavatory under main stairs in reception hall. Fire-places in reception room, dining room and one bed-room. Rear hall, with stairs from cellar to attic, accessible from all parts of the house, and outside. Large pantry, plenty of cupboard room and furnished with drawers, flour bins and butler's sink. Each bed-room has a large closet. Two of the bed-rooms have wash bowls in connection. Very large linen room, equipped with cupboards and drawers. Balcony over side porch. Attic floored, but unfinished, but there is room for several rooms. Windows and doors of good size and design.

COST—Estimated cost, $4,800, without plumbing, heating or mantels. Price of working drawings, details specifications, all in duplicate, and license to build $75.00.

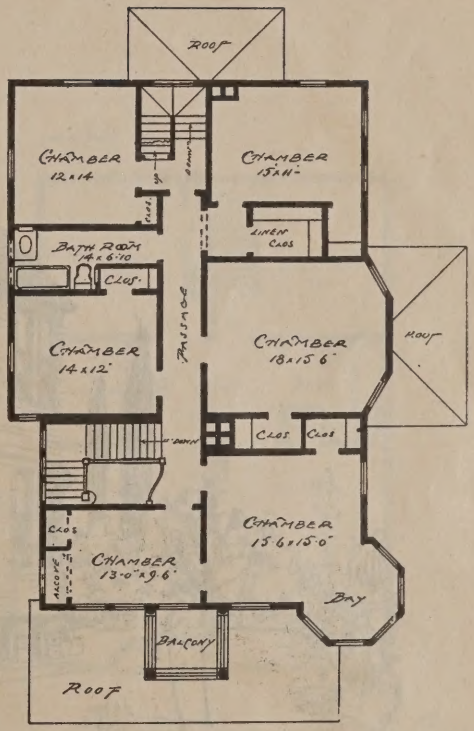
DESIGN NO. 193.

Estimated Cost, Complete, $6,200.

DESCRIPTION OF DESIGN NO. 193.



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

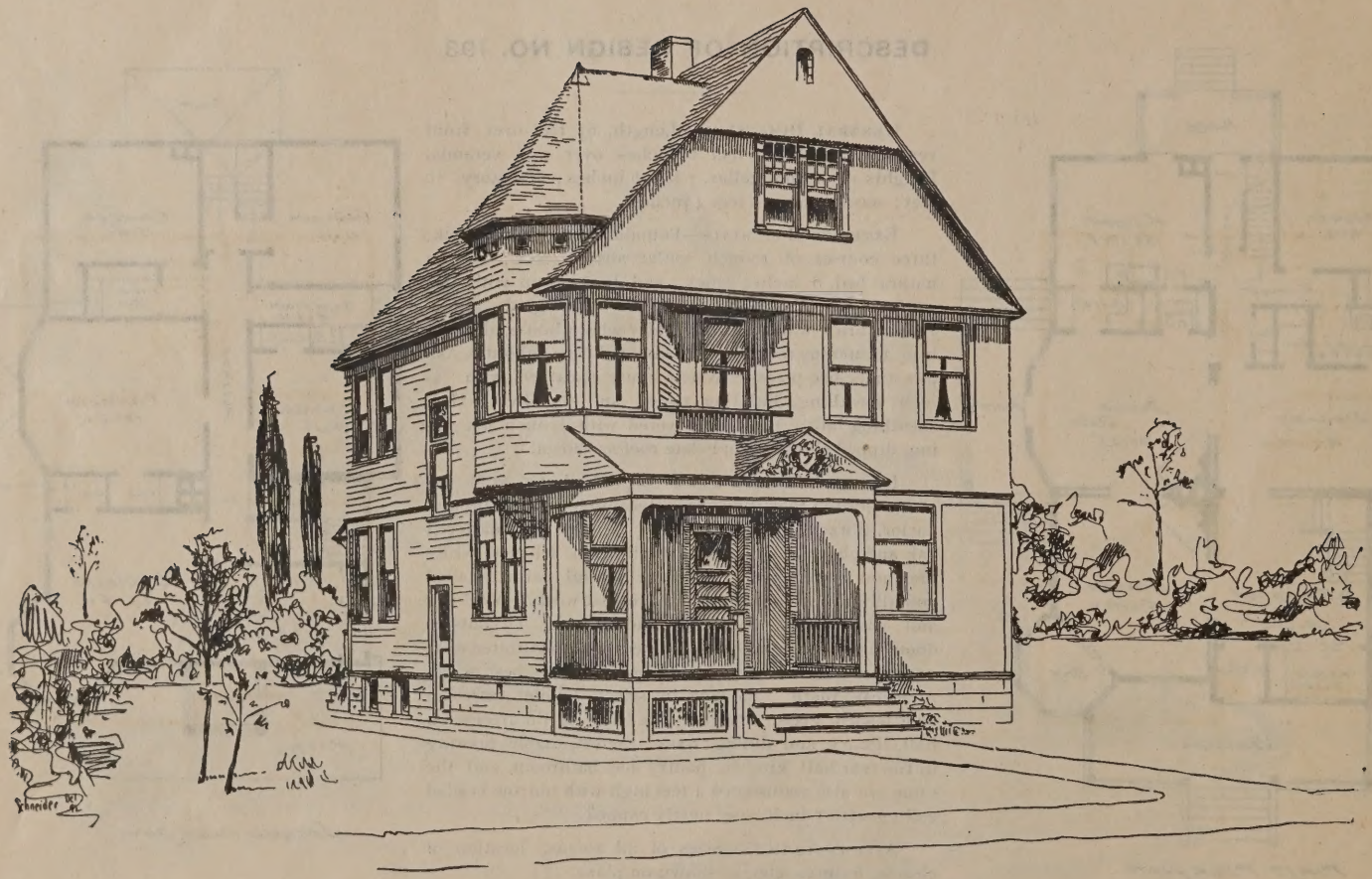
GENERAL DIMENSIONS—Length, 63 feet over front veranda; width, 44 feet 6 inches over side veranda. Heights of stories, cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet 4 inches.

EXTERIOR MATERIALS—Foundation, stone and brick; three courses of 10-inch ashlar above grade; set on natural bed, 8 inches thick, and backed up with one course of brick. All foundations below grade are of 12-inch brick walls. Cellar under whole house, divided into numerous rooms and cemented throughout. Ash pits under fire-places. Whole house sheathed with ⅞-inch sheathing, building paper, and the Byrkit-Hall sheathing lath. Building covered with ½-inch lap siding, dipped shingles, and slate roof as shown.

INTERIOR FINISH—Three coats of plaster, sand finish and tinted to suit owner. Reception hall, staircase, parlor, library and dining room finished in quartered oak and cherry. Balance of dwelling in selected white pine and whitewood. All of the several parts detailed and all finished to suit owner, five coat work. All doors and windows of good size and design. All outside doors 1¾ inches thick, veneered with quartered oak, and all windows in main room glazed with best select American plate. Balance in select double American and leaded glass. Parquet flooring, in the reception hall, library and dining room. Select maple flooring in the rear hall, kitchen, pantry and bathroom, and the same are also wainscoted 4 feet high with narrow beaded ceiling with 7-inch base, neatly capped.

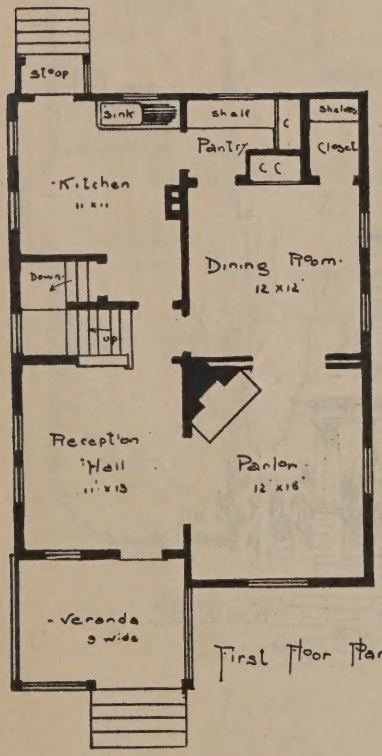
ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—The contract cost, complete, including furnace, hot and cold water plumbing, mantels, and all carving, $6,200, Price of working drawings, all details, specifications, etc, all in duplicate, and license to build, $85.00.



DESIGN NO. 233.

Cost, $1,750, without Plumbing, Heating or Mantel.



First Floor Plan

DESCRIPTION OF DESIGN NO. 233.

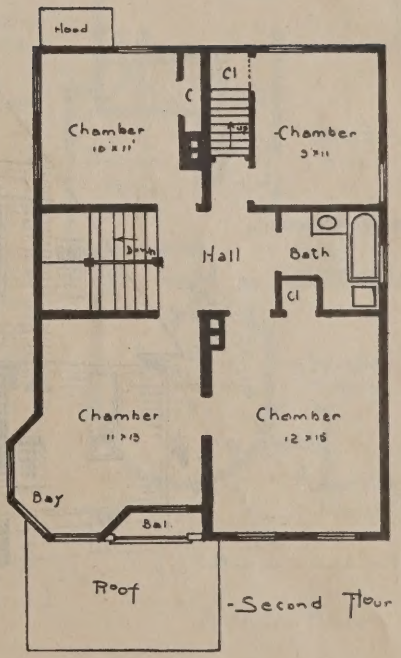
GENERAL DIMENSIONS—Length, 35 feet; width, 25 feet. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS—Foundation, stone; three courses of 9-inch ashlar above grade. Cellar under dining room, staircase, and kitchen, pantry and closet, cemented throughout, and with the necessary coal bins, shelving, etc. Ash-pit under fire-place. Whole house sheathed with building paper, and the Byrkit-Hall sheathing lath, and covered with ½-inch lap pine siding, and shingle roof as shown.

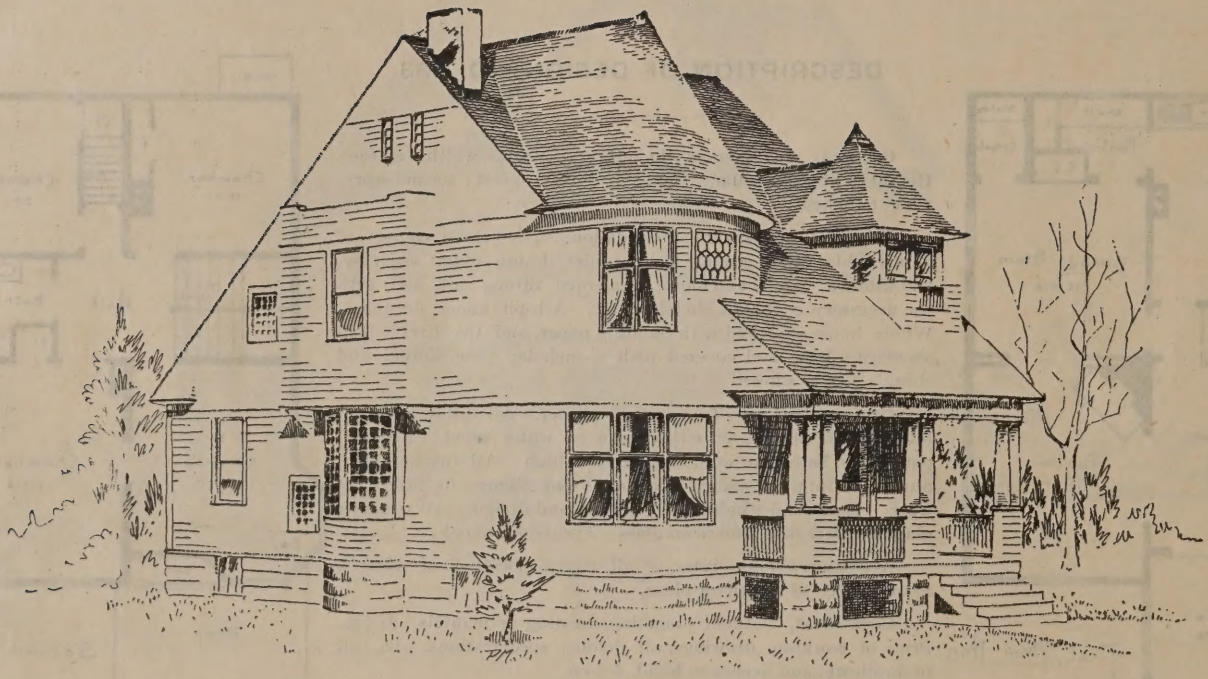
INTERIOR FINISH—Two coats of plaster. All inside finish of select stock designs of either pine or white wood. Kitchen, pantry and bathroom wainscoted 4 feet high. All inside finish, finished natural, or stained in colors to suit owner, in three-coat work. Doors and windows of good size and design. All windows glazed with double American glass. Front door of oak.

ACCOMMODATIONS—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST—Cost, without plumbing, heating or mantels, $1,750. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $30 00.

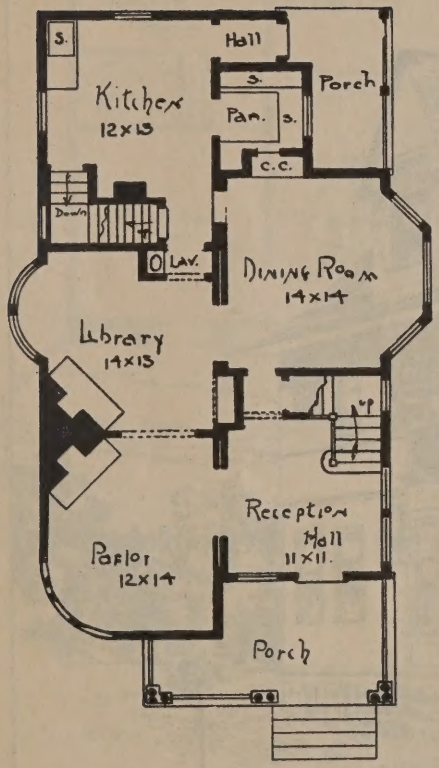


Second Floor Plan



DESIGN NO. 273.

Cost, $2,075 without Heating, Mantels or Plumbing.



First Floor

DESCRIPTION OF DESIGN NO. 273.

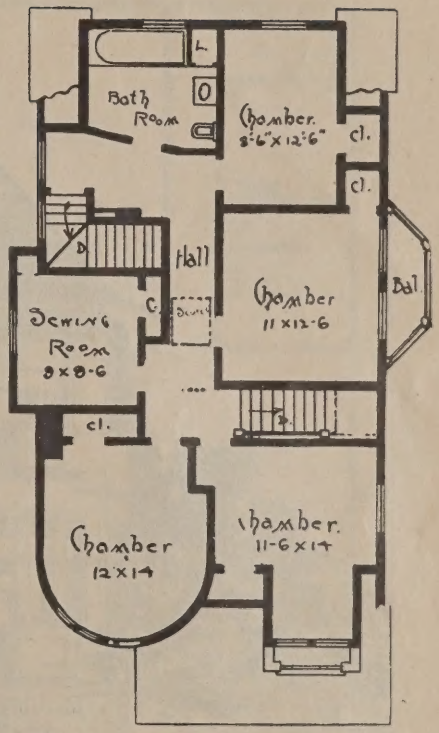
General Dimensions—Length, 49 feet over porch; width, 30 feet over bays. Height of stories, cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet, 4 inches.

Exterior Materials—Foundation, stone; three courses of 10-inch ashlar above grade. Cellar under whole house, excepting reception hall and parlor, cemented throughout. Ash pit under fire-places. Whole house sheathed with the Byrkit-Hall sheathing lath, ⅞-inch sheathing and building paper, and covered with ½-inch lap siding and dipped shingles as shown.

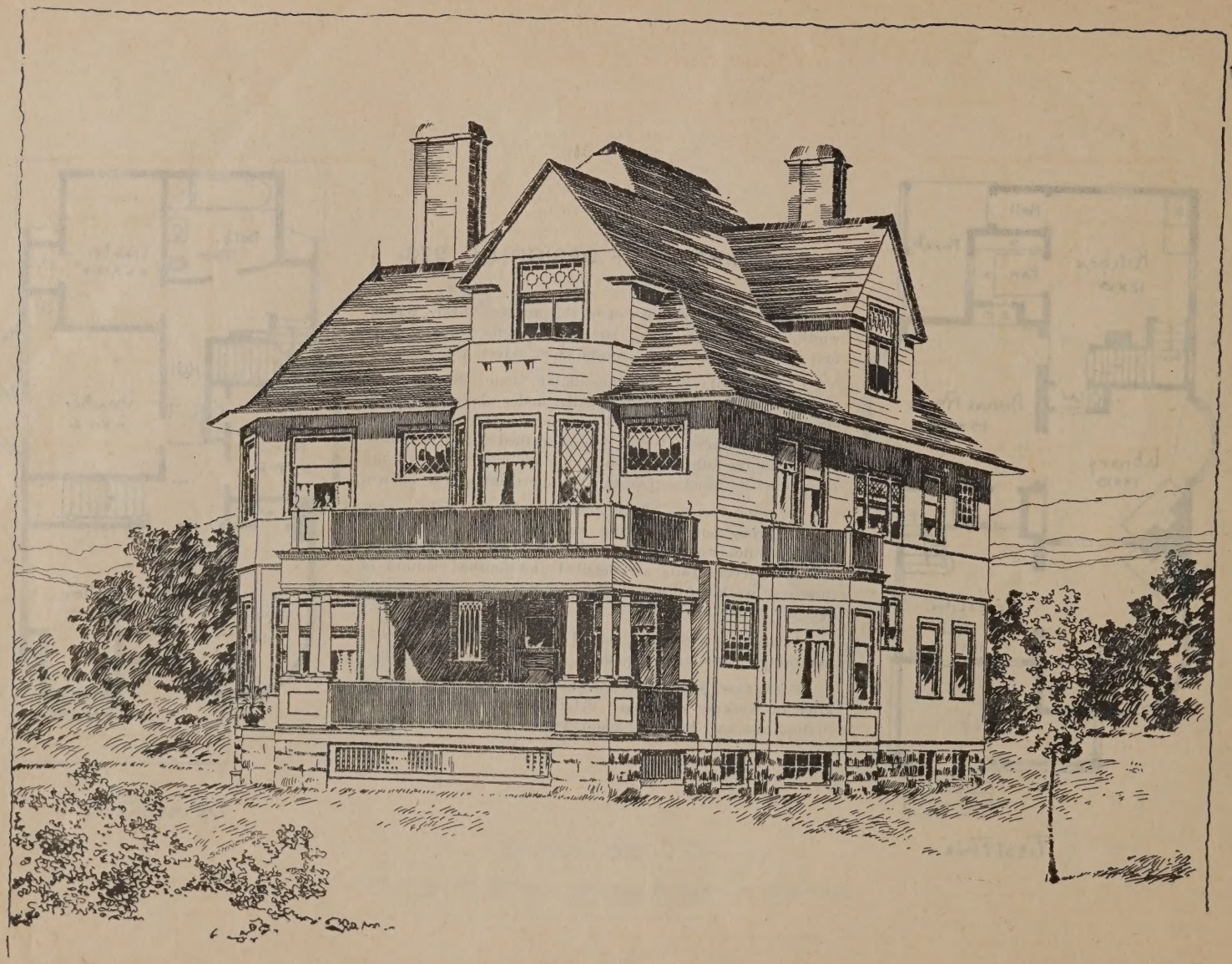
Interior Finish—Three coats of plaster. Yellow pine finish throughout, excepting staircase, which is of oak. Hardwood floors in reception hall, dining room and kitchen. All of the several parts are detailed and finished natural in three-coat work. All doors and windows of good size and design. Front door of oak.

Accommodations—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

Cost—Cost, $2,075, without heating, mantels or plumbing. Price of working drawings, details, specifications, etc., all in duplicate, and license to build, $35.00.



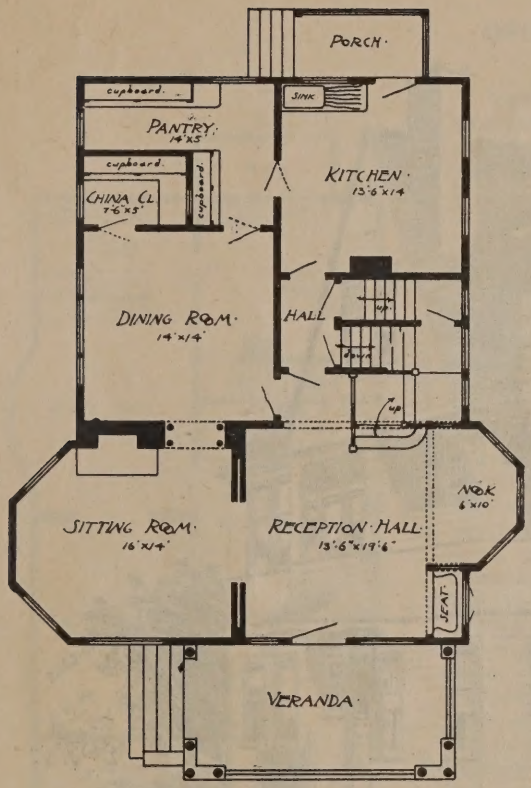
Second Floor



DESIGN NO. 408.

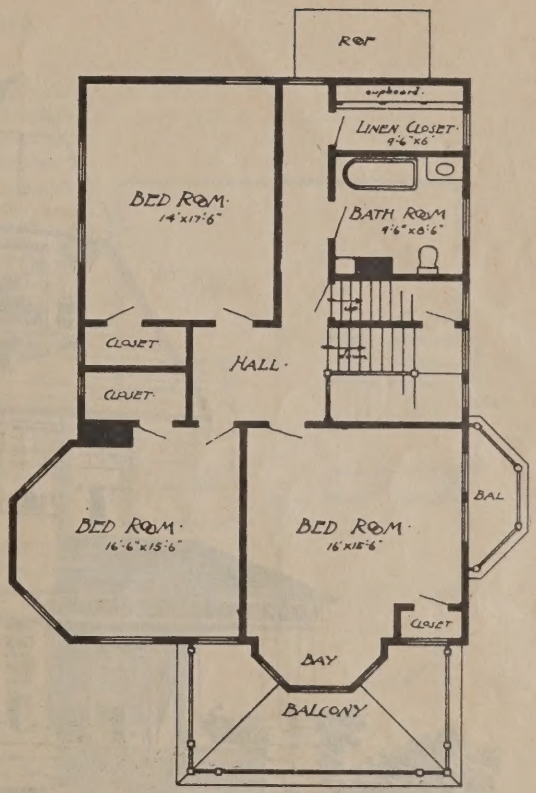
Cost, $3,800 Complete.

DESCRIPTION OF DESIGN NO. 408.



· FIRST · FLOOR · PLAN ·

The general dimensions of this dwelling are as follows: Length over veranda, 52 feet; width over bays, 38 feet; cellar, 7 feet in the clear; first story, 9 feet; second story, 8 feet 6 inches. Foundation of stone, three courses of 10-inch ashlar above grade. Cellar u der entire building, with cement floor, plastered ceiling and brick division wall divided into furnace and coal rooms, large laundry and two vegetable and store cellars; also water closet in basement. Laundry has wash trays and slop sink to which hot and cold water are conducted. For first floor arrangement see plan. Take notice of the pretty seat and nook in reception hall, also arrangement of combination stairway. Main run starting from reception hall with pretty newels and rails and so arranged to be tastefully decorated with draperies, which can be arranged to shut off any draft that may be felt in cold weather and which makes the present reception hall with stairs leading therefrom so uncomfortable in winter. Sliding doors between reception hall and sitting room, and a pretty column archway between sitting room and dining room – another opportunity for the draper to display his skill. The dining room has a pretty window arrangement and is of good size. China closet or butler's pantry and kitchen pantry are to the rear of dining room and to the left of kitchen; double swinging doors between all. The cupboard arrangement and capacity is good in the pantries; cellar entrance and rear stairway lead from hall. Outside cellar entrance can be easily made at landing. A large veranda and rear porch are features that please. Second floor has three very large bedrooms, with closets in all, and a well appointed bath room and linen closet. Four large bedrooms, with closets and bathroom, can be easily arranged in this plan if desired. The attic is well floored, plastered, and has a servant's room finished off. Bath room



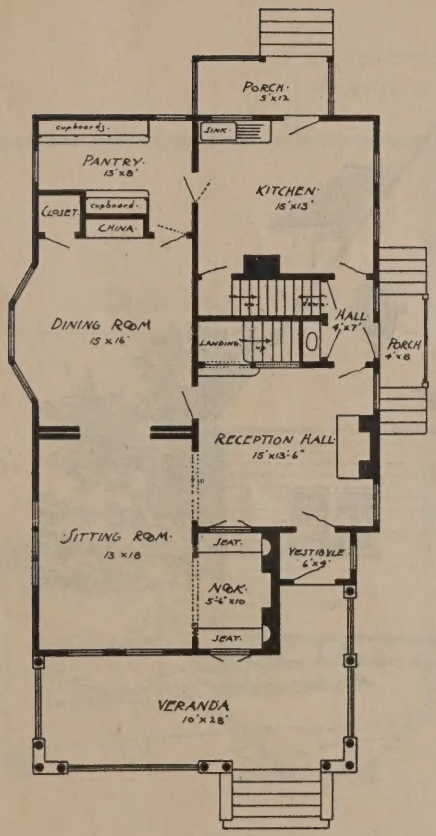
· SECOND · FLOOR · PLAN ·

has all fixtures and open work plumbing. The building is well built, being sheathed with ⅞-inch matched sheathing and building paper, and covered with narrow lap siding on side walls and black slate roof. All work detailed; chimneys are of pressed brick, and outside painted with pure lead and oil paints, three coat work. The plastering is in three coat work, with white hard finish throughout, excepting reception hall and dining room, which have the rough finish. Cove ceilings in reception hall, sitting room and dining room, with detailed cornice and picture mould; quartered white oak finish in reception hall, stairs and dining room, and also oak floors in the same with parquet borders; sitting room finished in select cherry; balance of building finished in yellow pine throughout; finished natural, three coat work, excepting two front bedrooms, which are finished in enamel, slightly tinted. Paneled wainscoting in dining room. All hardwood finished natural, four coat work, and rubbed to a dull finish. Kitchen pantry, hall, cellarway and bathroom are wainscoted and have maple floors; lighting by gas and heated by furnace. Cost, complete, $3,800. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $65.00.

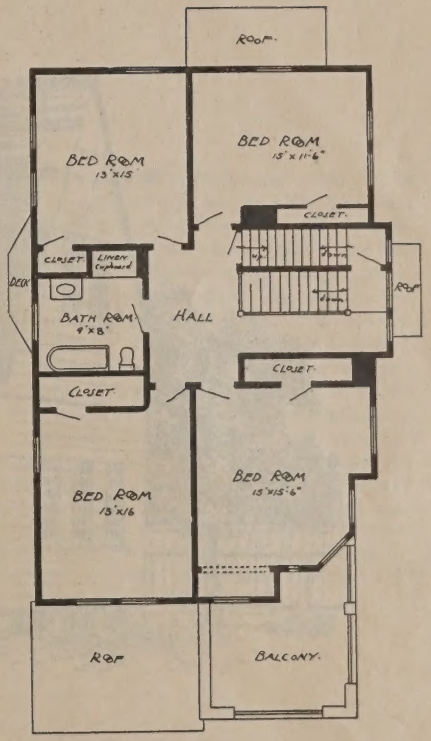
DESIGN NO. 409.

Cost, $3,850 Complete.

DESCRIPTION OF DESIGN NO. 409.

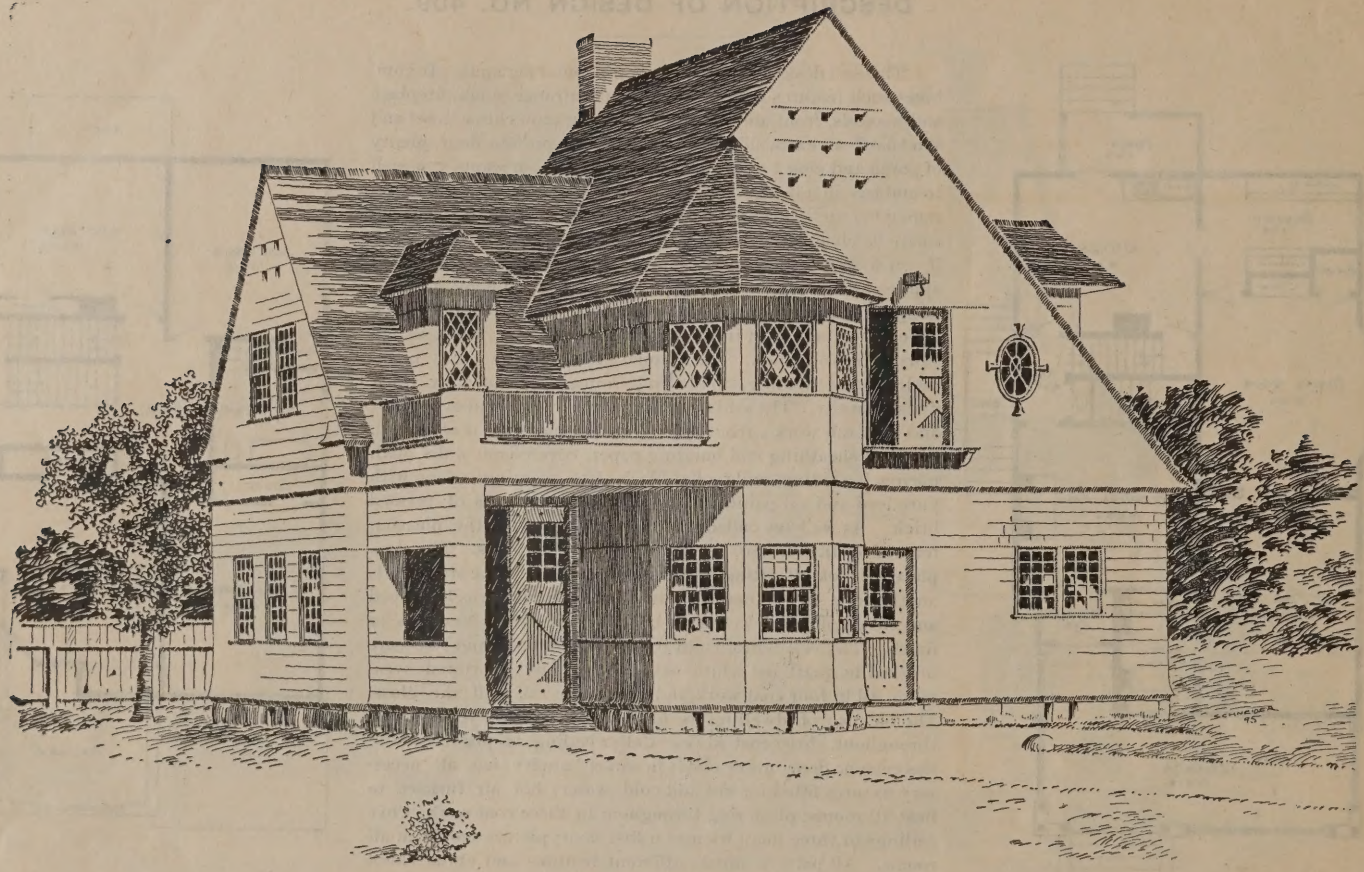


FIRST FLOOR PLAN



SECOND FLOOR PLAN

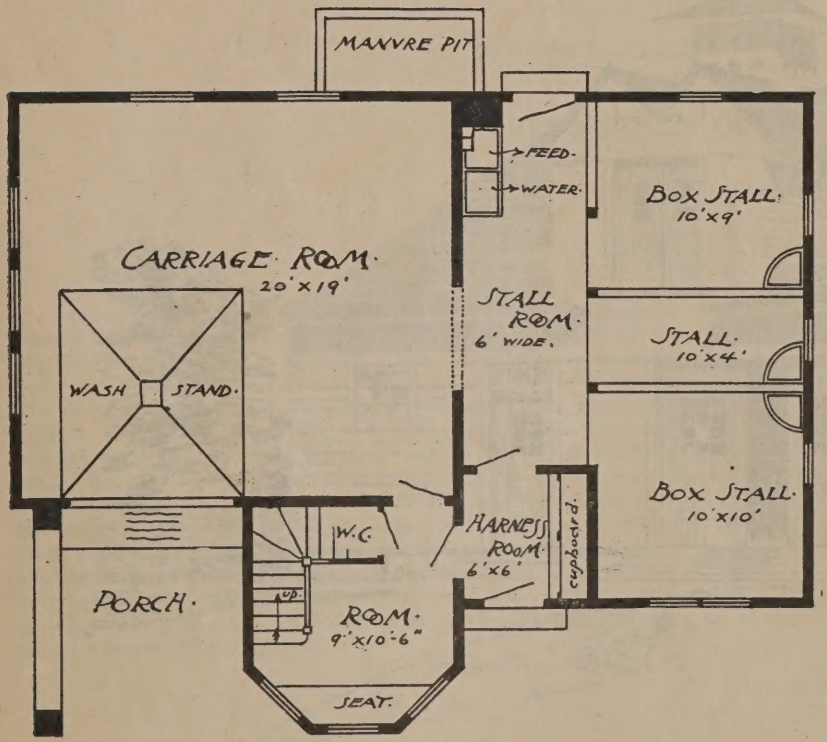
This is a design that fills many a popular demand. It combines such features as a vestibule front entrance, nook, fireplace and mantels, front and rear stairs, combination china closet and sideboard, an extra side entrance, lavatory on first floor, plenty of porch and closet room. Are these not all your wants you wish to embody in a design? If you do not like the elevation, and remember any elevation, and like the plan, the former can easily be changed to conform with your ideas, or vice versa, or if you wish to add a room or two more. Remember this, as it applies to any of our designs. The general dimensions are: Length over veranda, 56 feet; width over bay and side porch 36 feet; cellar, 7 feet in the clear; first story, 9 feet; second story, 8 feet 6 inches. The foundation is of stone, with cellar under entire building, divided into numerous rooms by brick division walls. The ashlars are of 9-inch courses above grade and in porch work; front steps of stone; sheathing is of ⅞-inch matched sheathing and building paper, covered on walls with narrow lap siding, and roof of black slate; painting is done with pure lead and oil paint, three coat work; chimneys of pressed brick. As we have called attention to many of the pleasing features of this design, we refer you to the plans. The fireplace in nook off sitting room is for a gas log. The stairway is another one such as described in previous design, easily draped and closed off in cold weather by the draperies. Now, as to finish. The vestibules, main rooms on first floor and stairs are finished in quartered white oak, cherry and quartered sycamore, all in four coat work and rubbed to take off the gloss. The balance of dwelling is finished in natural yellow pine throughout, three coat work. Cellar ceiling is plastered and has cement floor; water closet in same; laundry has all necessary fixtures fitted for hot and cold water; hot air furnace to heat all rooms; plastering throughout in three coat work. Cove ceilings in three main rooms on first floor; picture mould in all rooms. All parts of finish, different features and china closet nicely detailed. All doors and windows of good size and design, and of same finish as in their respective rooms. Front vestibule and side doors of quartered white oak, glazed with beveled plate glass. Bath room has linen cupboard, with drawers and cupboards, all fixtures and open plumbing work. All fixtures are fitted with hot and cold water; all bedrooms have large closets; attic over entire building, nicely floored. Cost, $3,850, complete. Price of working drawings, specifications, etc., all in duplitate, all details and license to build, $65,00.



DESIGN NO. 410.

Estimated Cost, $850 to $1,000.

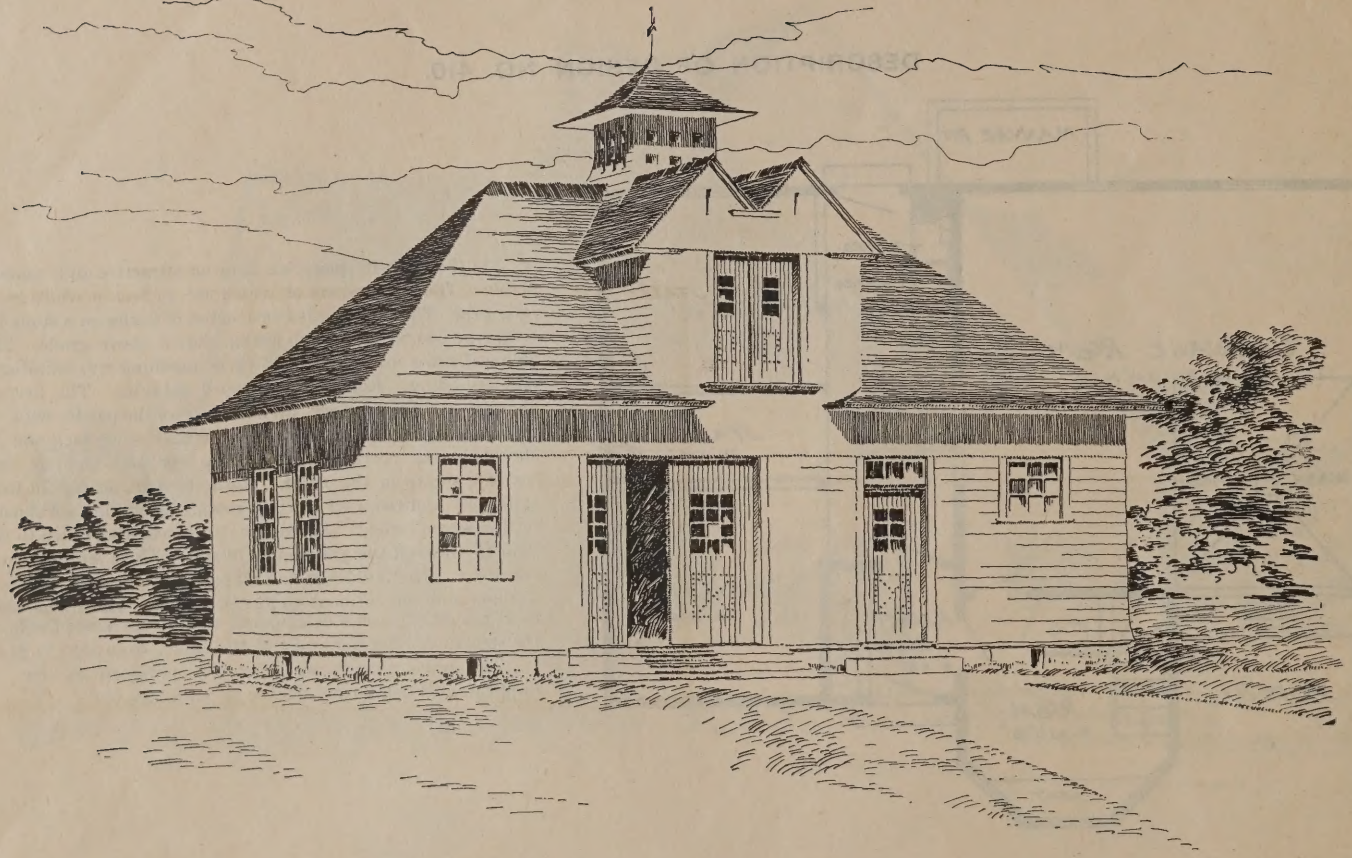
DESCRIPTION OF DESIGN NO. 410.



FIRST FLOOR PLAN.

On the opposite page we show an attractive and commodious stable. The dimensions of which are 39 feet in width by 31 feet in depth. The building is constructed of frame on a stone foundation, one course of 12-inch ashlar shown above grade. The outside walls are covered with ⅞-inch sheathing and building paper and lap siding. Roofs are of dipped shingles. The first story is about 10 feet in the clear, all sheathed on the inside, with narrow yellow pine with oiled finish. Cement wash rack and drainer shown in the carriage room. Two box stalls and one ordinary stall are shown to the right. Harness room, accessible from the stall room and room off carriage room. Feed bins are constructed in the second story. Necessary chutes running down to the first floor to draw off the grain, etc. Water tank is situated near the rear door. The buildings and all parts thereto have the necessary fixtures and appointments of the best kind. The doors and windows are all of special design, and tend to enchance the beauty of the structure. Estimate cost of the same, from $850 to $1,000.

The price of working drawings, specifications, etc., all in duplicate, all details and license to build, $35.00.

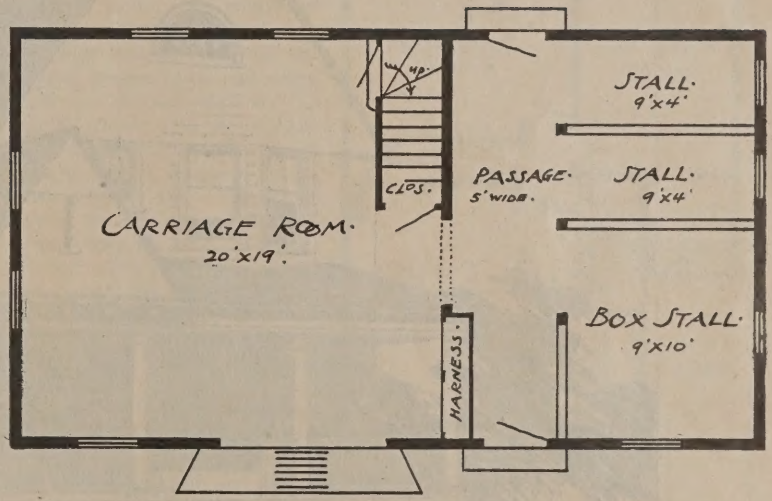


DESIGN NO. 414.

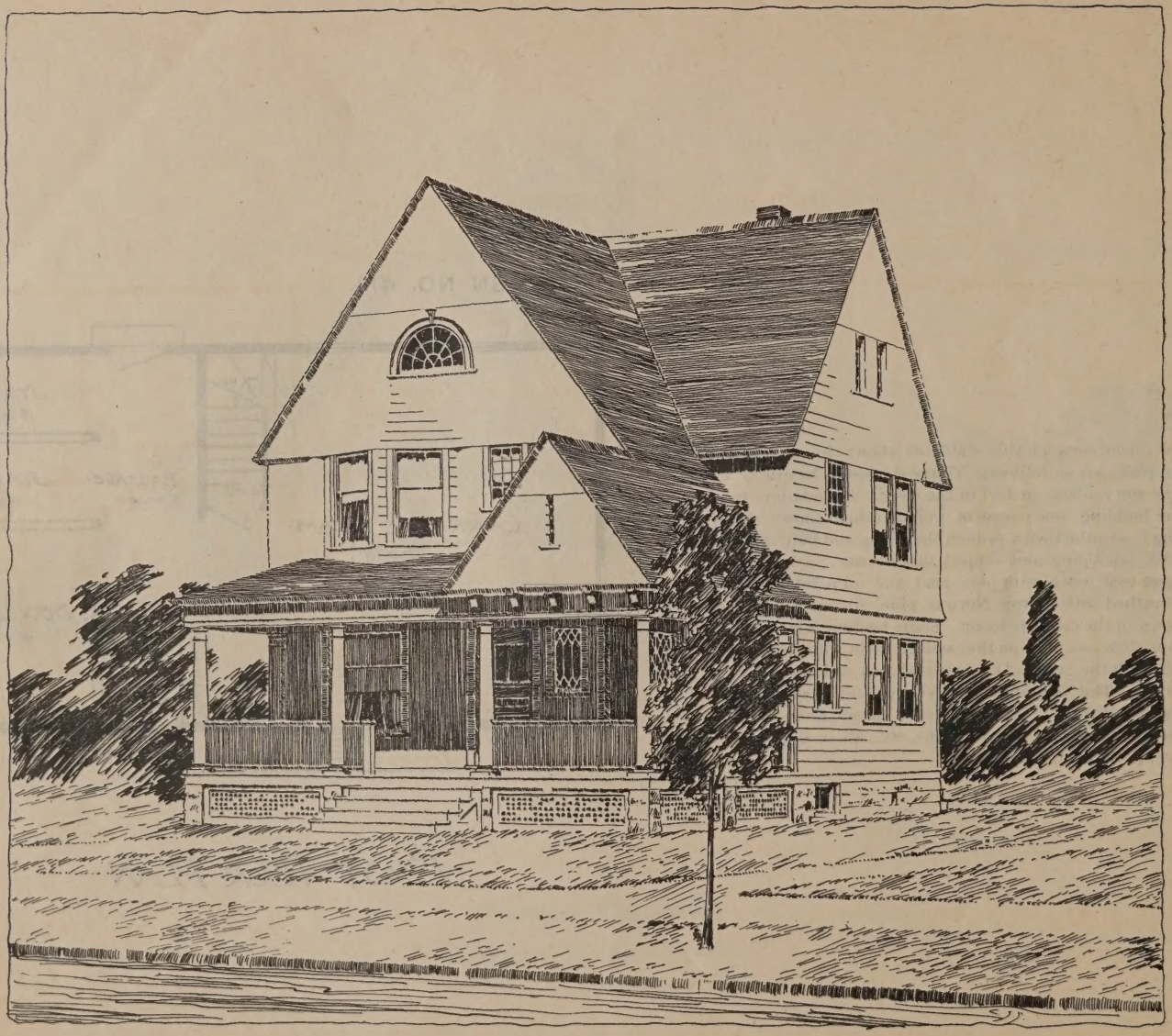
Estimated Cost, $500 to $600.

DESCRIPTION OF DESIGN NO. 414.

General dimensions of this stable as shown by accompaning perspective and plan, are as follows: Thirty-six feet in length by 20 feet in depth. First story, about 10 feet in the clear. Foundation is of stone under entire building, one course of 12-inch ashlar shown above grade. The building is sheathed with 7/8-inch sheathing and building paper, and covered with lap siding and dipped shingle roof. Outside walls are painted three-coat work with pure lead and oil paints. All first floor walls are sheathed with narrow Norway pine, oil finish. Harness cupboard is shown in the carriage room. Stairs leading to hay loft and feed bin on second floor ascend from the carriage room, allowing a convenient closet underneath the same. One box and two ordinary stalls of good size are shown. The building can be easily ventilated, and has all the necessary appointments. Estimated cost, from $500 to $600. The price of working drawings, specifications, etc., all in duplicate, all details and license to build, $18.00.



FIRST FLOOR PLAN.



DESIGN NO. 419.

Contract Cost, $1,525 complete.

DESCRIPTION OF DESIGN NO. 419.

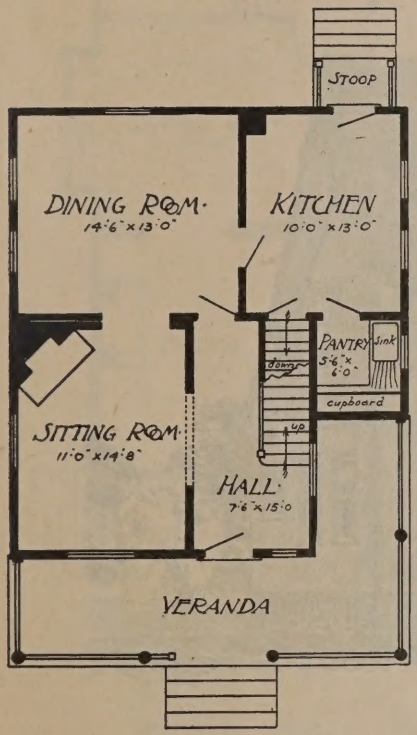
General Dimensions.—Length, 36 feet 6 inches over front porch; width, 26 feet. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 4 inches.

Exterior Materials.—Foundation, stone; three courses of 8-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing and building paper and covered with lap siding; dipped shingles. Chimneys of pressed brick and entire building painted, two-coat work with pure lead and oil paint.

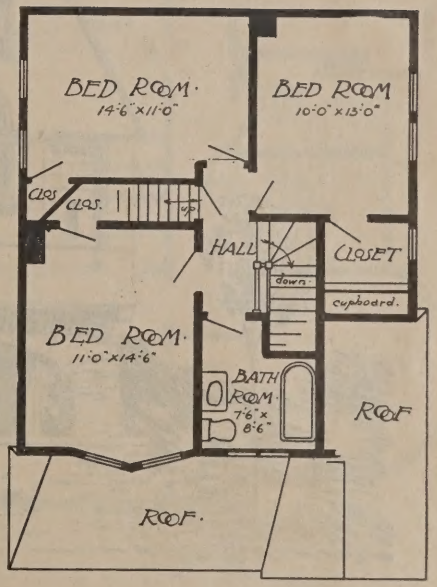
Interior Finish.—Two coats of plaster with white hard finish throughout. Floors of hall and dining room to be of oak. Kitchen, pantry and bath-room of maple. Hall, staircase, sitting room and dining room finished with selected oak. Balance of house in yellow pine. All finish is to be detailed and finished natural with three-coat work; hardwood floors the same. Kitchen, pantry and bath-room wainscoted 4 feet high; picture moulds in halls, sitting room and dining room; pantry has all the necessary cup-boards while kitchen sink with hot and cold water is placed in the same. Windows and doors of good size and designs; front door of quartered white oak, glazed with American beveled plate glass.

Accommodations.—Cellar under entire house with cement floor, divided into the necessary rooms, such as furnace, coal rooms and vegetable cellar. Fireplace and mantel are shown in the sitting room; sliding doors between sitting room and dining room. Cellar entrance from kitchen under the main stairs. Linen closet with drawers and cup-boards on the second floor. All the necessary fixtures are set in the bath-room. Hot and cold water accommodations throughout the house. Attic over entire building, reached by stairs out of back hall.

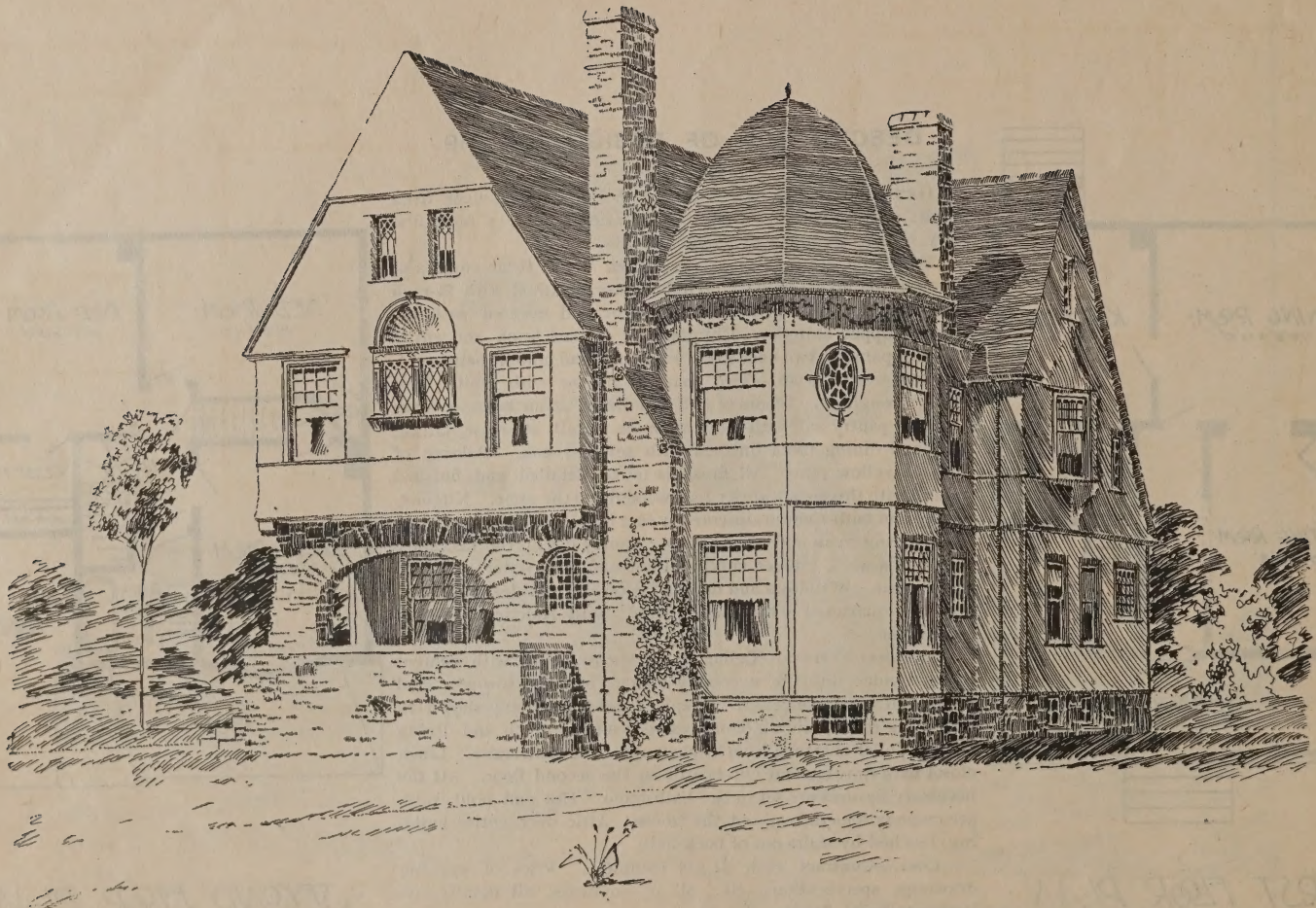
Cost.—Contract cost, $1,525 complete. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $30.00.



·FIRST FLOOR PLAN·



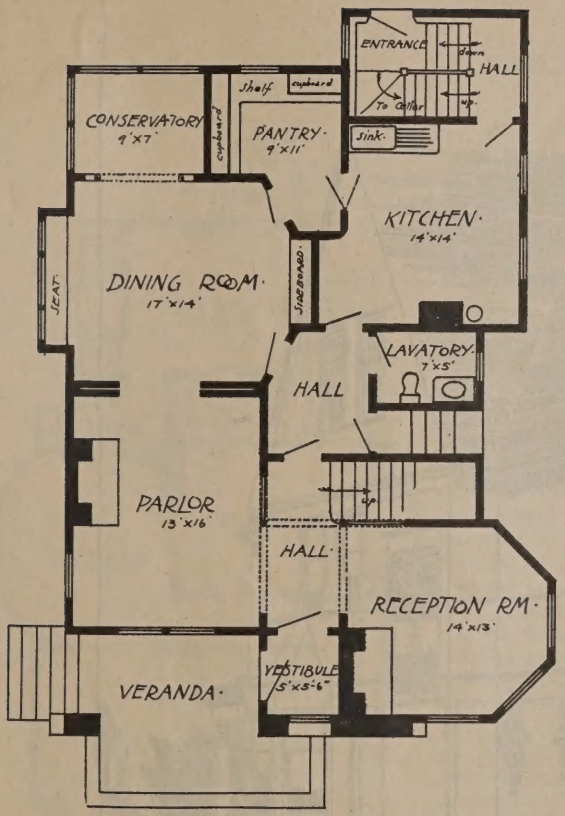
·SECOND FLOOR PLAN·



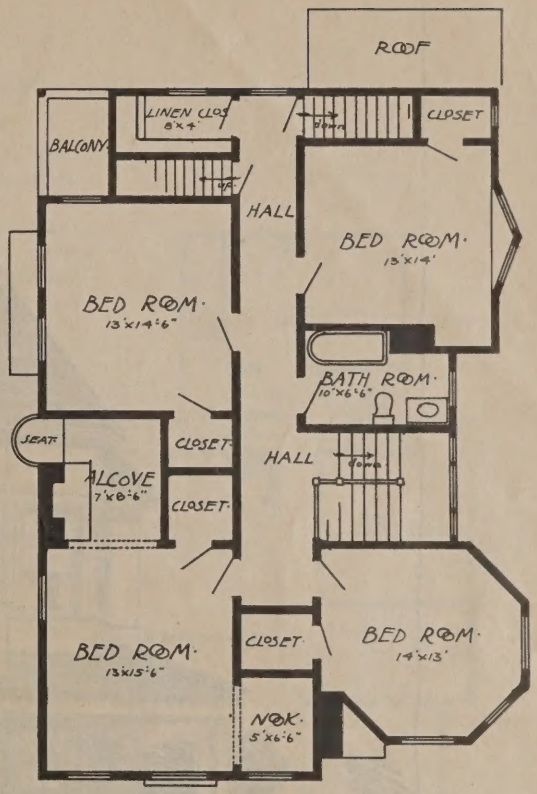
DESIGN NO. 433.

Contract Cost, $4,600, Complete.

DESCRIPTION OF DESIGN NO. 433.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN

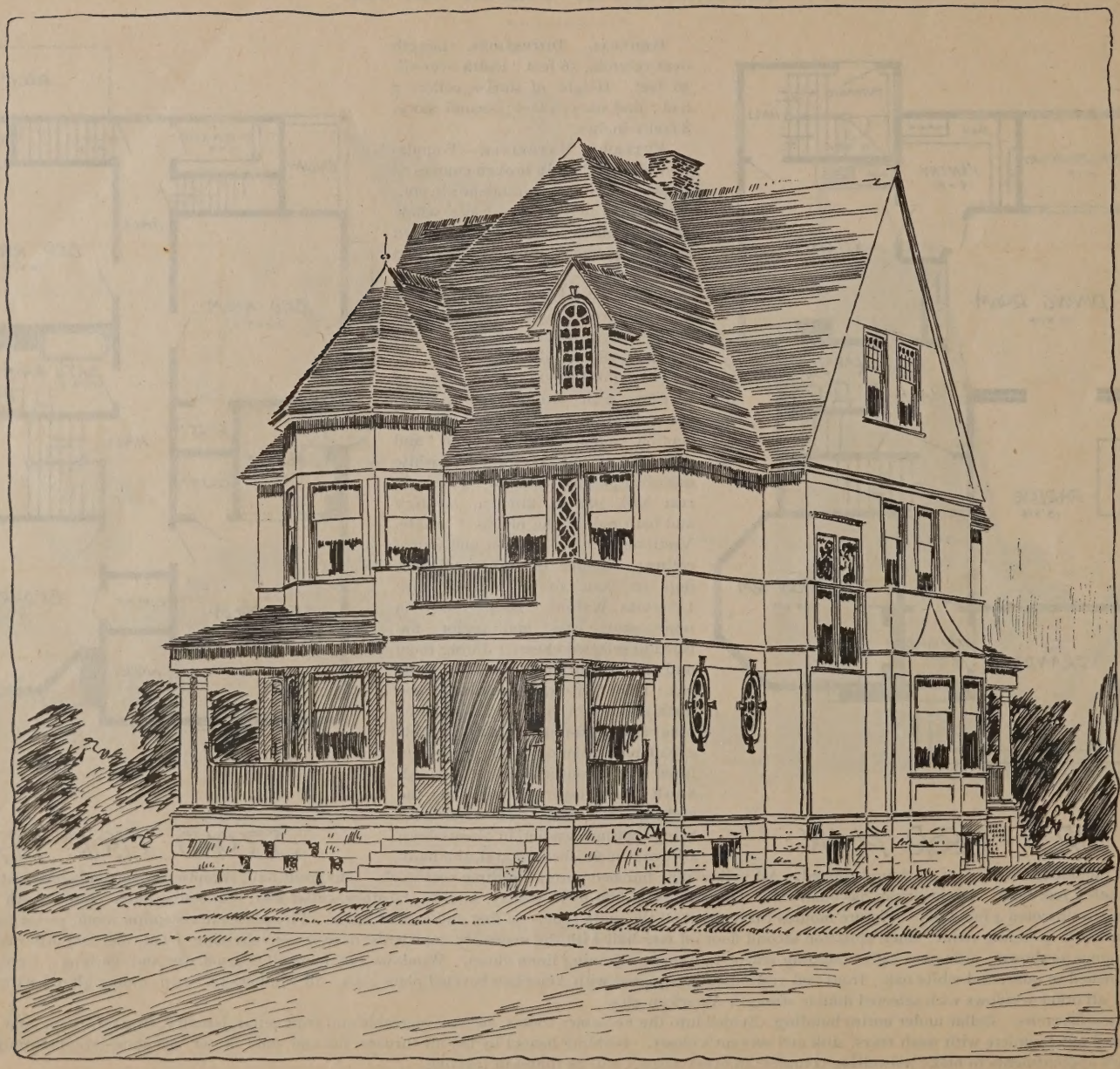
GENERAL DIMENSIONS. Length over veranda, 56 feet; width over all, 36 feet. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.— Foundation of stone laid in broken courses as shown; chimneys, veranda work, etc., constructed in the same way; whole house sheathed with 7/8-inch matched sheathing and building paper and covered with 1/2-inch lap siding on first and second stories; gable and trim of dipped shingles; roof of black slate; body painted with three coats of pure lead and oil paint.

INTERIOR FINISH.— Three coats of plaster, with white hard finish throughout. Floors of front hall, reception room, dining room and conservatory to be of quartered white oak with parquet borders. Floors in rear hall, pantry, kitchen, lavatory and bath room to be of No. 1 maple. Vestibule to have tile floor and wainscoting; balance of walls and ceilings in same to be finished with Lincrusta Walton. Hall, reception room, stair case and parlor finished in selected cherry; dining room and conservatory in quartered white oak; front bed-room with alcove and nook finished in quartered sycamore; other front bed-room finished in birds eye maple; balance of dwelling finished throughout in Georgia pine. All finish is to be especially detailed; the arch, spindle work, stair case, etc., being especial studies in themselves; all work is finished natural, the hardwood floors included, in four coat work and rubbed. All yellow pine finished natural in three coat work. The front hall, reception room and conservatory wainscoted in panels 4 feet high. Dining room has chair rail. Other halls on first floor, pantry, kitchen, lavatory, cellar way, rear stairs, linen closet, bath room and attic stairway wainscoted 4 feet high. Picture moulds throughout all the main rooms on first and second floors. Fire-places in reception room, parlor and alcove; sideboard and seat in dining room; linen closet on second floor off rear hall with the necessary cupboards, drawers and shelving; front, rear and attic stairs; closets off all bed-rooms as shown; attic over entire building reached by stairs adjoining linen closet. Windows and doors all of good size and designs; front door and vestibule finished in quartered white oak; front and vestibule doors glazed with American beveled plate glass; all windows in main rooms glazed with American plate glass; all other windows with selected double strength American glass.

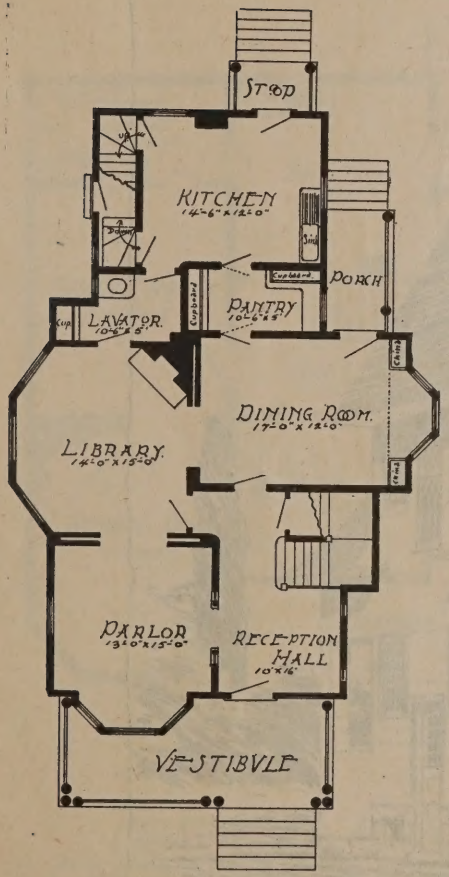
ACCOMMODATIONS. Cellar under entire building, divided into the necessary rooms, such as vegetable and fruit cellar, laundry, furnace room and coal bins. Laundry fitted out complete with wash trays, sink and servant's closet. Building heated by hot air furnace, hot and cold water accommodations throughout. All the necessary appointments to make a dwelling complete in every respect will be found in this one.

COST.— Contract cost complete $4,600. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $70,00.



DESIGN NO. 436 —Contract Cost, $3,150, Complete.

DESCRIPTION OF DESIGN NO. 436.



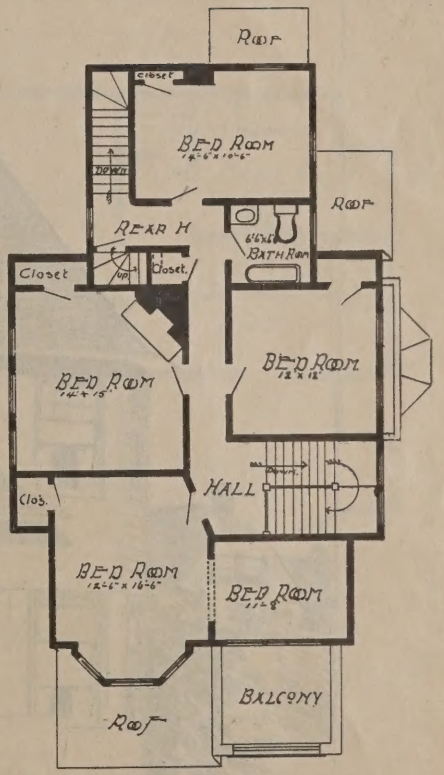
·FIRST FLOOR PLAN·

GENERAL DIMENSIONS.—Length over porches, 61 feet; width over all 35 feet. Heights of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade; porch steps of stone as shown; whole house sheathed with ⅞-inch matched sheathing and building paper and covered with ½-inch lap siding and black slate roof. Chimneys of pressed brick. Painted with three coats of pure lead and oil paint.

INTERIOR FINISH.—Three coats of plaster with white hard finish throughout. Floors of reception hall and dining room to be of quartered white oak with parquet borders. Floors of pantry, lavatory, kitchen and bath room of maple. Reception hall, stair case and dining room to be finished in quartered white oak; parlor and library in quartered sycamore, balance of house in yellow pine. All finish is to be especially detailed and all finished natural. The hardwood in four coat work and rubbed; the yellow pine in three coat work; hardwood floors finished the same as the oak. Special features are made of an archway between parlor and reception hall and the dining room bay. Chair rail in the reception hall and dining room; picture moulds throughout all the main rooms on the first floor. Kitchen, pantry, lavatory, cellar way, rear and attic stairways and bath room wainscoted with beaded ceiling, neatly capped and with base, 4 feet high; attic over entire building not finished but floored for storage purposes.

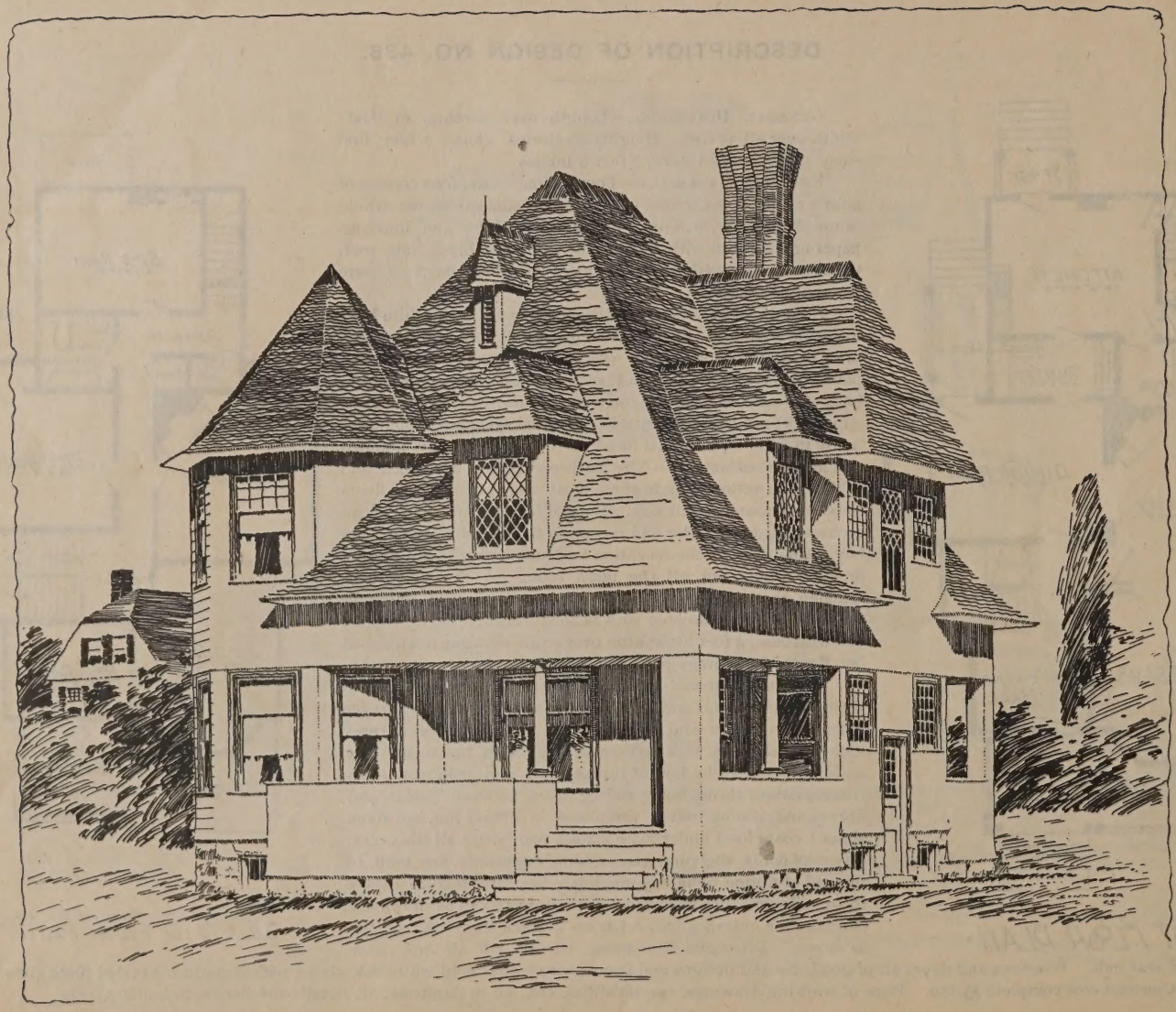
ACCOMMODATIONS.—Cellar under entire house, divided into the necessary rooms such as vegetable and fruit cellar, furnace room and coal bins and laundry. All the necessary fixtures such as wash trays, sink and servant's closet in basement. The building is heated by hot air furnace; hot and cold water accommodations throughout; sliding doors between parlor and library and dining room; fire-places in library and bed-room above; coat closet under main stairs; pantry has all the necessary cupboards, shelving, etc. China cupboards are built in the end of dining room bay making a beautiful feature in the room; side entrance from porch into dining room as shown also combination entrance into cellar or kitchen from the outside as shown. Front and rear stairs. Closets off all bed rooms



·SECOND FLOOR PLAN·

linen closet off rear hall. Windows and doors all of good size and designs and front door of quartered white oak glazed with American beveled plate glass.

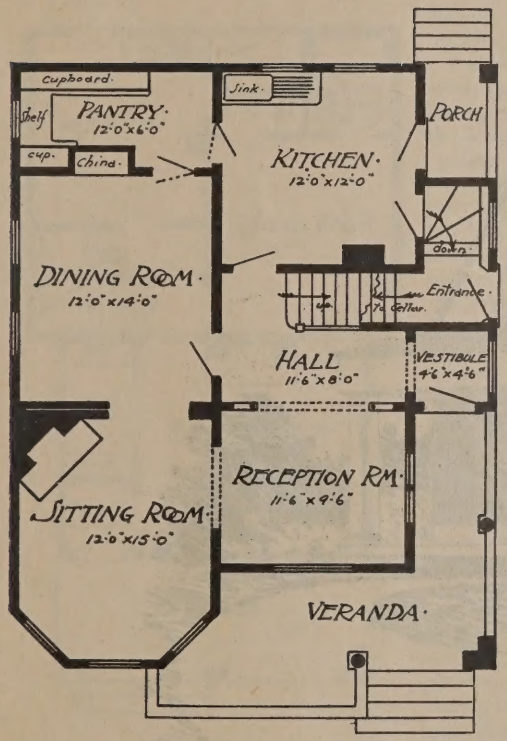
COST.—Contract cost complete $3,150. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $54.00.



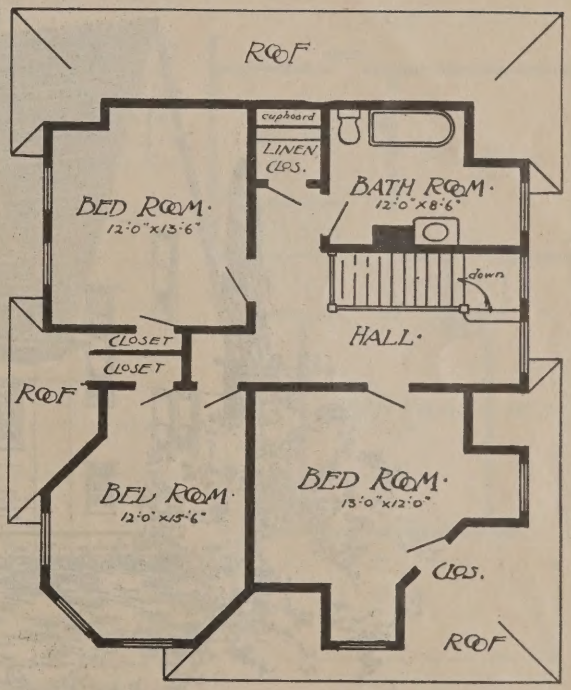
DESIGN NO. 447.

Contract Cost, $2,200 Complete.

DESCRIPTION OF DESIGN NO. 447.



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·

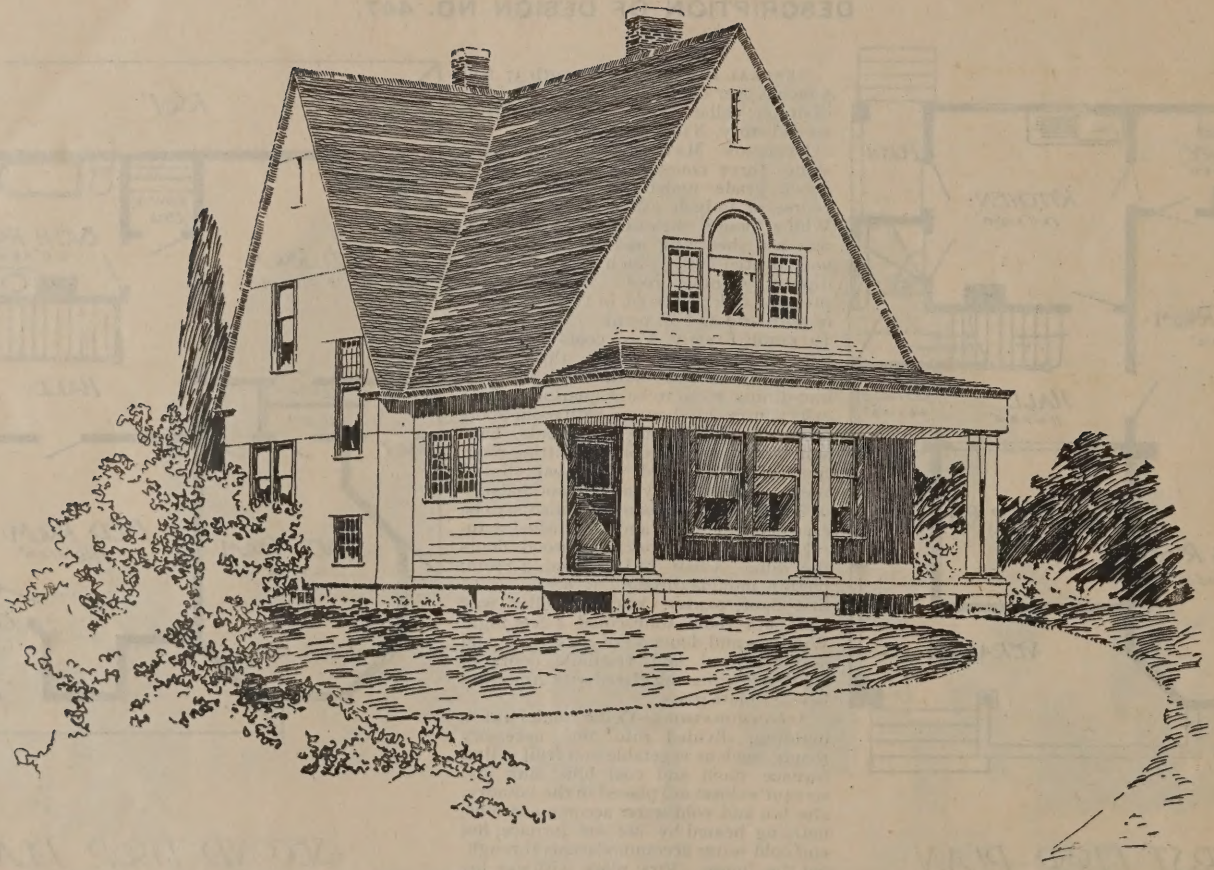
GENERAL DIMENSIONS—Length 37 feet 6 inches over all; width 30 feet. Heights of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 4 inches.

EXTERIOR MATERIALS — Foundation stone, three courses of 10-inch ashlar above grade under dwelling and one course of 10-inch ashlar under porches. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding and dipped shingle roof. Chimneys of pressed brick ; painted in two coat work of pure lead and oil paint.

INTERIOR FINISH—Two coats of plaster with white hard finish throughout. Floors of vestibule, hall, reception room and dining room to be of quartered white oak; pantry, kitchen and bath room floors No. 1 maple flooring Vestibule, hall, staircase, reception room and sitting room finished in quartered white oak; dining room in quartered sycamore, and balance of house in yellow pine, all finish is to be especially detailed, and all finished natural in three coat work; hardwood floors the same. Chair rail in dining room; picture moulds throughout all rooms on first floor; pantry, kitchen, cellar way and bath room wainscoted 4 feet high. Windows and doors all of good size and designs; front and vestibule doors of quartered white oak glazed with American beveled plate glass.

ACCOMMODATIONS—Cellar under entire building, divided into the necessary rooms, such as vegetable and fruit cellar, furnace room and coal bins; sink and servant's closet are placed in the laundry, also hot and cold water accommodations; building heated by hot air furnace; hot and cold water accommodations throughout the house. Fire place with gas log in sitting room. A feature of finish is shown between hall and reception room being separated by column and spindle archway. Combination cellar entrance from outside and into kitchen as shown; combination china closet and side board built in the rear of dining room; closets off all bedrooms; linen closet with cupboards and drawers off upper hall. All other appointments necessary to make a complete cottage are in this plan.

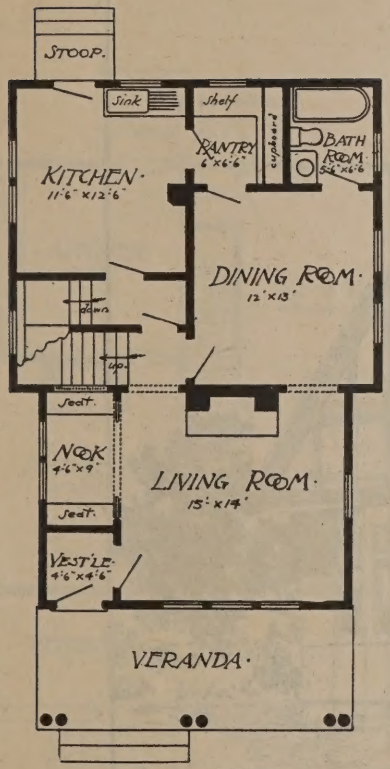
COST—Contract cost, $2,200 complete. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $40.00.



DESIGN NO. 448.

Contract Cost, $1,600, Complete.

DESCRIPTION OF DESIGN NO. 448.



FIRST FLOOR PLAN

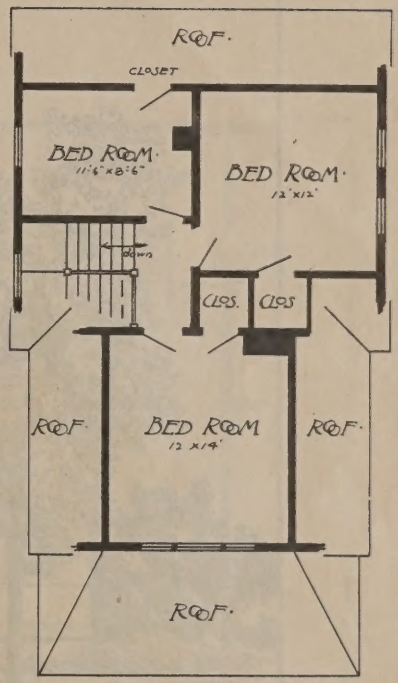
GENERAL DIMENSIONS—Length, 44 feet over all; width 25 feet. Heights of stories: cellar, 6 feet 8 inches; first story; 8 feet 10 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS—Foundation stone, one course of 12-inch ashlar above grade. Cellar under rear portion of building, that is kitchen, dining room, pantry and bath room, cemented throughout and having the necessary coal bins with ample room for furnace and for storage purposes; ash pit under fireplace; whole house sheathed with ⅞-inch matched sheathing and covered with ½-inch lap siding and dipped shingle roof, painted in two coat work with pure lead and oil paint.

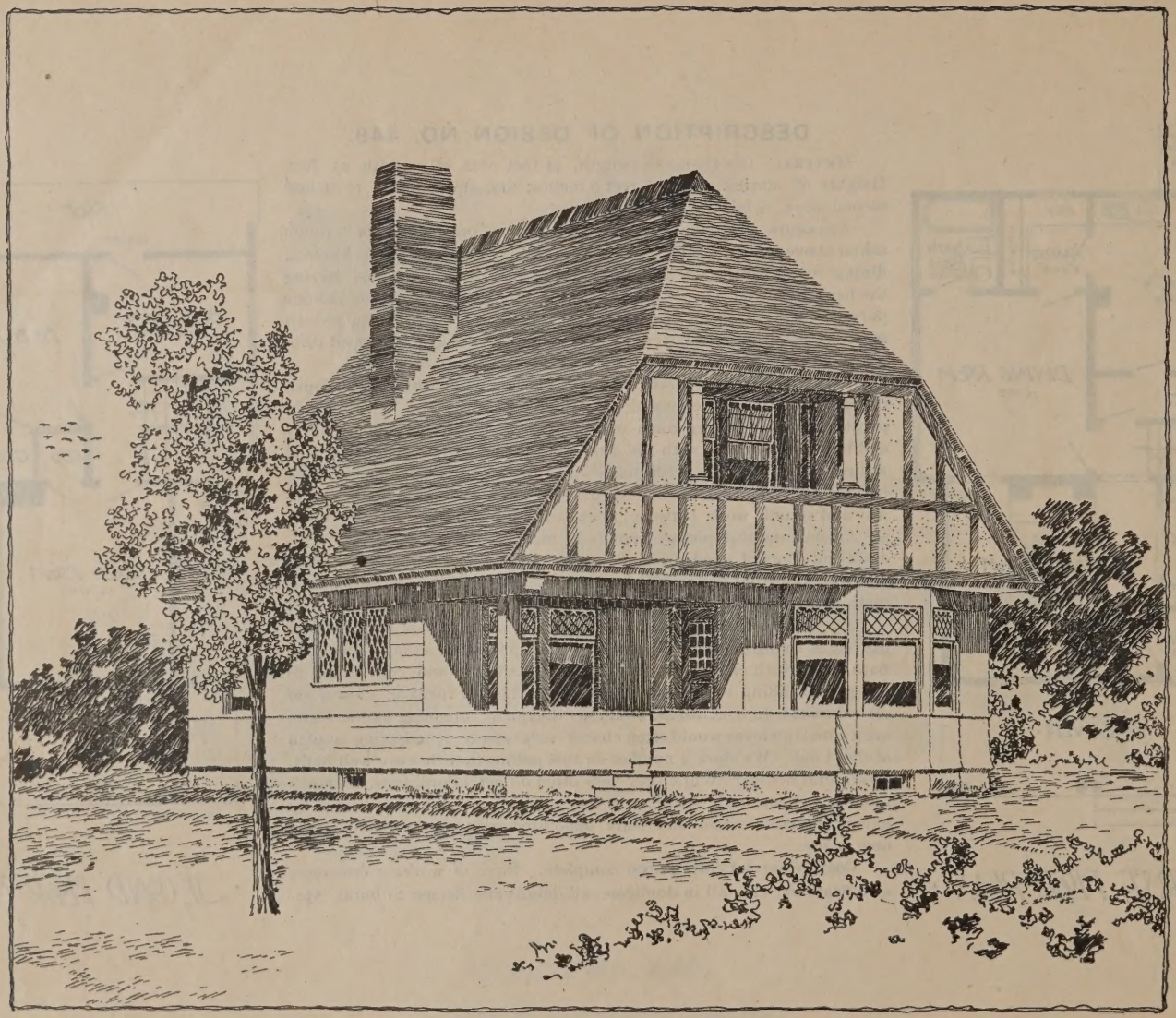
INTERIOR FINISH—Two coats of plaster with white hard finish throughout. Vestibule floored with quartered white oak flooring and parquet border. Dining room with white oak flooring; kitchen, pantry and bath room floored with No 1 maple. Same rooms with cellar way wainscoted 4 feet high. All inside finish to be of yellow pine, finished natural in three coat work. All parts to be especially detailed. Archway and spindle work between nook and living room; all oak floors are finished natural; picture moulds in main rooms throughout. Windows and doors of good size and design; front door of quartered white oak and both front and vestibule doors glazed with American beveled plate glass.

ACCOMMODATIONS—Fire place in living room; nook with seats to the left of living room, seats having lids to raise for storage purposes. Bath room, with all the necessary fixtures and hot and cold water, to the rear of dining room; building heated by hot air furnace; closets off all bed rooms. In conclusion, would say that many intending builders who are limited in means would often choose very wisely in selecting a plan of this kind. We show a number in this publication that are well built, substantial houses. While they very often do not afford quite as much room as a cheap built house, still the comforts are far in advance by having the same warm and fully appointed with all the conveniences now in use.

COST—Contract cost, $1,600 complete. Price of working drawings, specifications; etc., all in duplicate, all details and license to build, $30.



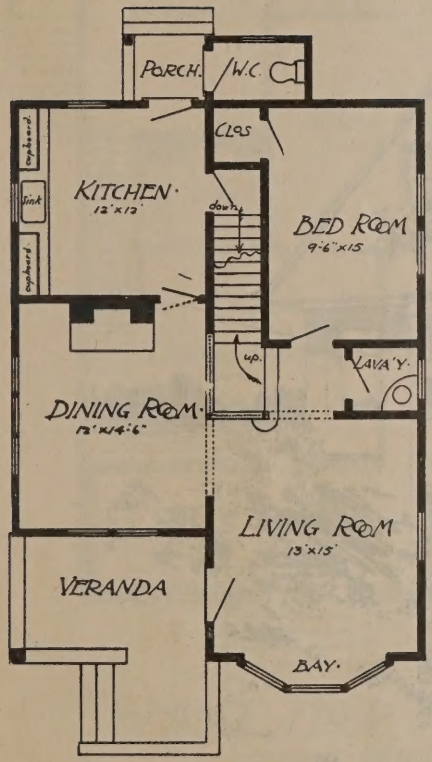
SECOND FLOOR PLAN



DESIGN NO. 449.

Contract Cost, $1,450 Complete.

DESCRIPTION OF DESIGN NO. 449.



· FIRST FLOOR PLAN ·

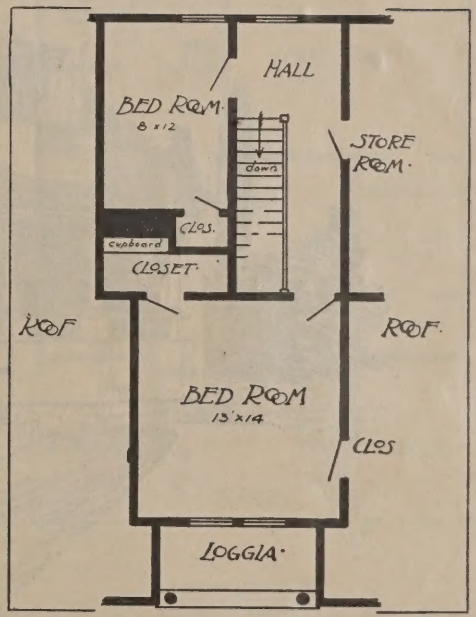
GENERAL DIMENSIONS.—Length 42 feet; width, 26 feet 6 inches. Heights of stories: cellar, 6 feet 8 inches; first story, 8 feet 10 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS – Foundation stone, one course of 12-inch ashlar above grade. Cellar under rear half of building, cemented throughout, having the necessary coal bins and room for furnace and storage purposes; whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding. Cement panels and dipped shingle roof. Chimneys of pressed brick; painted in two coat work with pure lead and oil paint.

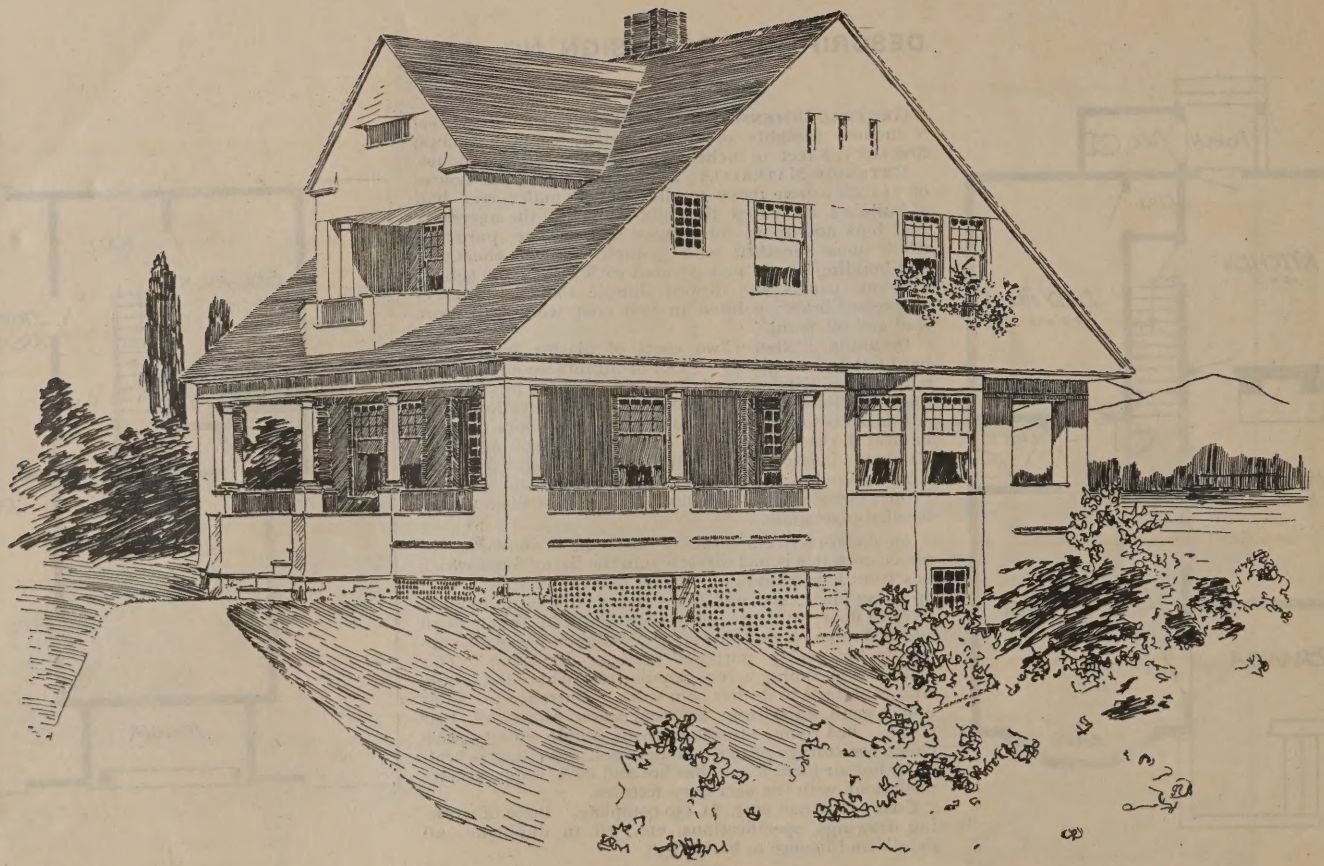
INTERIOR FINISH—Two coats of plaster with white hard finish throughout. Floor of dining room to be of white oak. Kitchen and lavatory floors to be of No. 1 maple. Building finished throughout in yellow pine. All finish is to be detailed and with oak floors finished natural in three coat work; chair rail in dining room. Kitchen, lavatory and cellar way wainscoted 4 feet high. Windows and doors of good size and designs. Front door of quartered white oak glazed with American beveled plate glass.

ACCOMMODATIONS Sizes of all rooms as shown on the plans; entrance is had directly into the living room which has front bay windows. Dining room to the left with open fire place; stairway leads out of the living room to second floor; lavatory convenient both to living room and bed room on the first floor. Kitchen has wall cupboards for pantry purposes built in the same. This feature is becoming a very popular idea where the housewife is obliged to do her own work. Entrance to cellar under main stairs from kitchen; water closet off rear porch. Bed rooms are shown with ample closets, also closet for storage purposes under roof. Dwelling is heated by hot air furnace and has hot and cold water accommodations with the necessary fixtures.

COST—Contract cost, $1,450 complete. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $30.



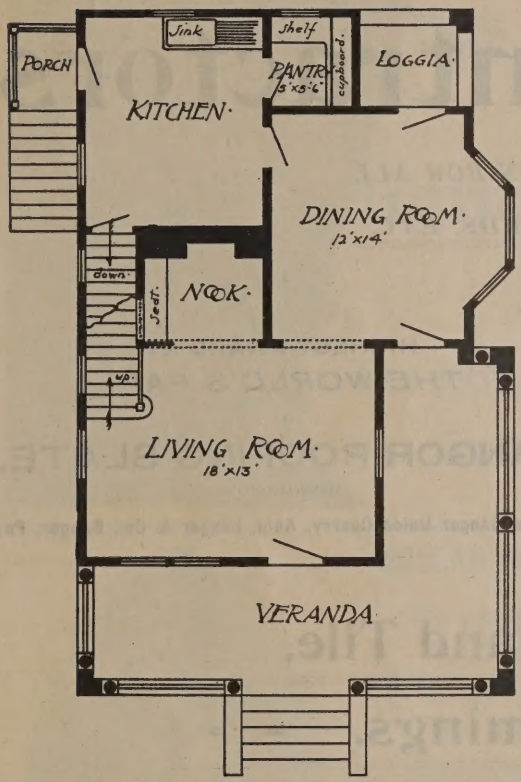
· SECOND FLOOR PLAN ·



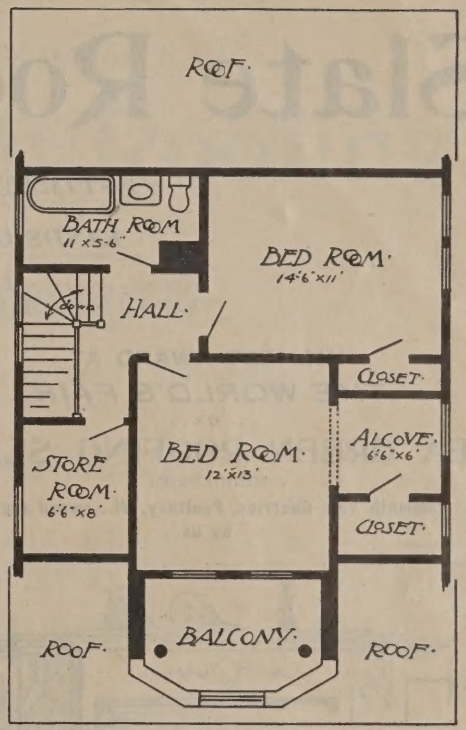
DESIGN NO. 450.

Contract Cost, $1,700, Complete.

DESCRIPTION OF DESIGN NO 450



· FIRST FLOOR PLAN ·



· SECOND FLOOR PLAN ·

GENERAL DIMENSIONS.—Length, 43 ft.; width over side porch, 33 ft. Heights of stories: Cellar, 7 ft.; first story, 9 ft.; second story, 8 ft., 4 in.

EXTERIOR MATERIALS.—Foundation stone, laid in broken courses. Cellar under the whole building, divided into furnace and coal room, vegetable and storage cellar, with cement floor throughout. Whole house is sheathed with ⅞ in matched sheathing and building paper and covered with ½ in. lap-siding. Dipped shingles for gables, dormers and roof. Chimneys of pressed brick; painted in two coat work with pure lead and oil paint.

INTERIOR FINISH.—Two coats of plaster with white hard finish throughout. Floors of living room, nook and dining room of white oak. Kitchen, pantry and bath room of maple. Interior finish throughout is of yellow pine, especially detailed and all finished natural including oak floors in three coat work. Chair rail in dining room; picture moulds in living room and dining room. Kitchen, pantry and bath room wainscoted 4 ft. high. Windows and doors all of good size and designs. Front and dining room doors are of quartered white oak, glazed with American Beveled Plate Glass.

ACCOMMODATIONS. Sizes of all rooms and location of closets, etc., as shown on plans. Entrance is had into the living room or dining room from veranda. Nook with seat and fire place to the rear of living room. Fire place of ample size to burn cord wood. Main stairs leading to second floor, from living room; dining room, to the rear and right of the main room. Entrance to kitchen is conveniently had from the dining room. Loggia is shown opening from the dining room and giving a rear view from the building. Kitchen has outside entrance and entrance to cellar under main stairs. Bath room on second floor has all the necessary fixtures and the building has hot and cold water accommodations throughout. Bed rooms have the necessary closets. Front bed room having alcove and also balcony. Store room to the left of front bed room suitable for storage of trunks, etc., or can be utilized for children's room if necessary. Building is heated by hot air furnace and is one of our popular low priced cottages for either city, sea shore or the country.

COST—Contract cost, $1,700 complete. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $32.00.

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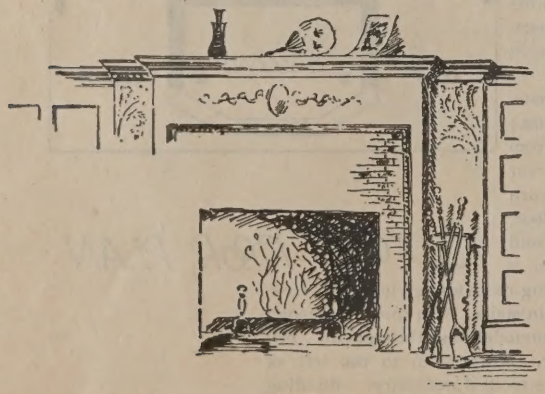

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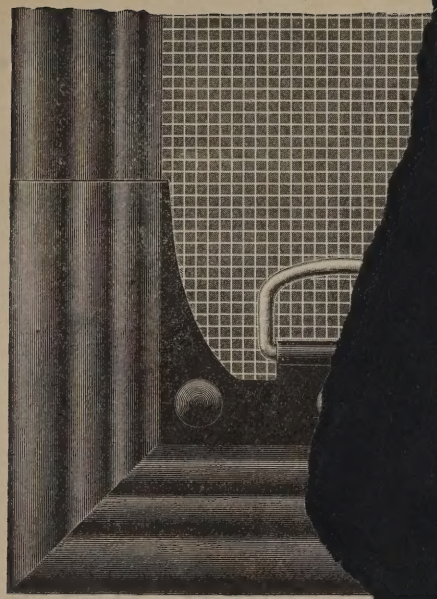

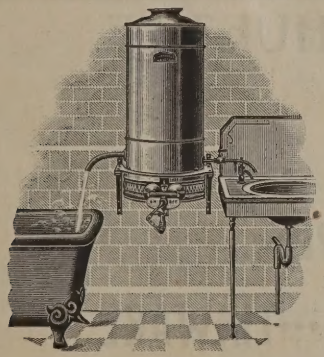

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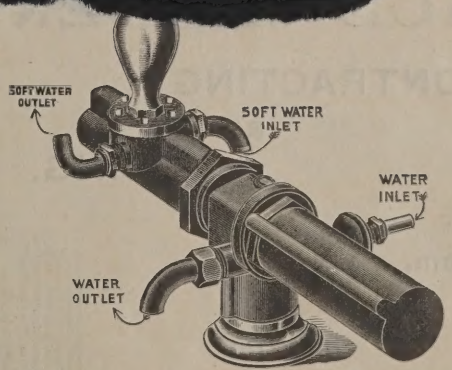

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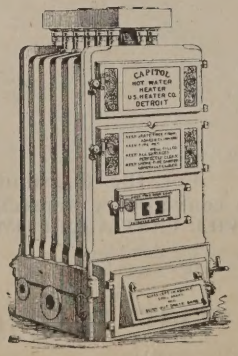

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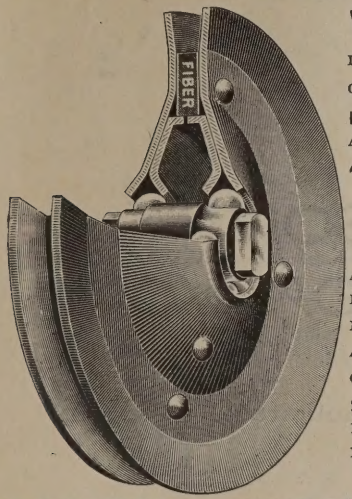

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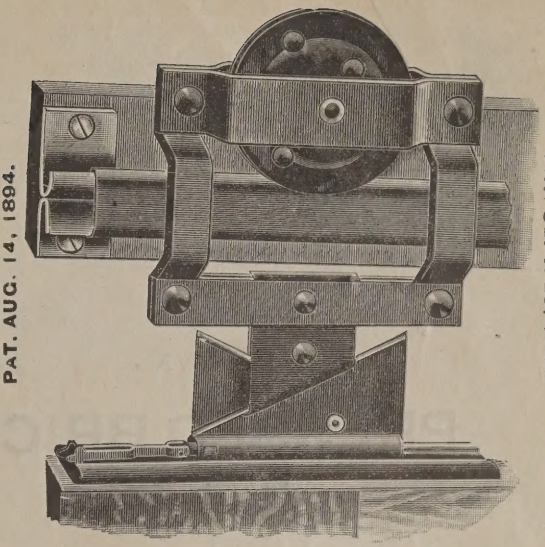

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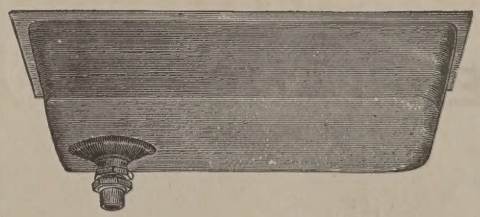

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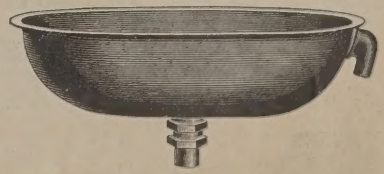

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